

**RUSH
WITT &
WILSON**



**Omurhoe Orchard Road, Bexhill-On-Sea, East Sussex TN40 2DQ
£280,000**

A three bedroom semi-detached 1930's style house situated in this quiet cul-de-sac location and offering bright and spacious accommodation throughout the property comprises living room, kitchen/breakfast room, additional reception room, three bedrooms, family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts off road parking for multiple vehicles and a private rear garden. Viewing comes highly recommended by Rush Witt & Wilson, Bexhill. Council Tax Band C.



Private Entrance Hallway

With entrance door with obscure glass window to the front elevation, stairs leading to first floor, radiator, understairs storage cupboard.

Living Room

14'4" x 11'1" (4.38m x 3.38m)

Double glazed bay window to the front elevation, double radiator.

Kitchen/Breakfast Room

19'8" x 6'6" (6m x 1.99m)

Two sets of double glazed windows to the side elevation with glass panelled door giving access onto the rear garden. Fitted kitchen with matching wall and base level units, laminate straight edge worktop surfaces, single drainer and mixer taps, space and plumbing for washing machine, space for free standing fridge and freezer. The kitchen also houses the gas central heating boiler.

Reception Room

20'0" x 11'3" (6.12m x 3.45m)

Double glazed windows to the rear elevation, radiator.

Bedroom One

13'7" x 11'1" (4.16m x 3.39m)

Double glazed bay window to the front elevation and double radiator.

Bedroom Two

11'0" x 9'10" (3.37m x 3m)

Double glazed windows to the rear elevation, radiator, built-in storage cupboards.

Bedroom Three

7'8" x 5'11" (2.36m x 1.82m)

Windows to the rear elevation overlooking the rear garden, radiator.

Bathroom

Suite comprising w.c. with low level flush, pedestal mounted wash hand basin, hot and cold tap, panelled bath with chrome taps, radiator, obscure double glazed windows to the side.

Outside

Front Of Property

Driveway providing off road parking for multiple vehicles.

Private Rear Garden

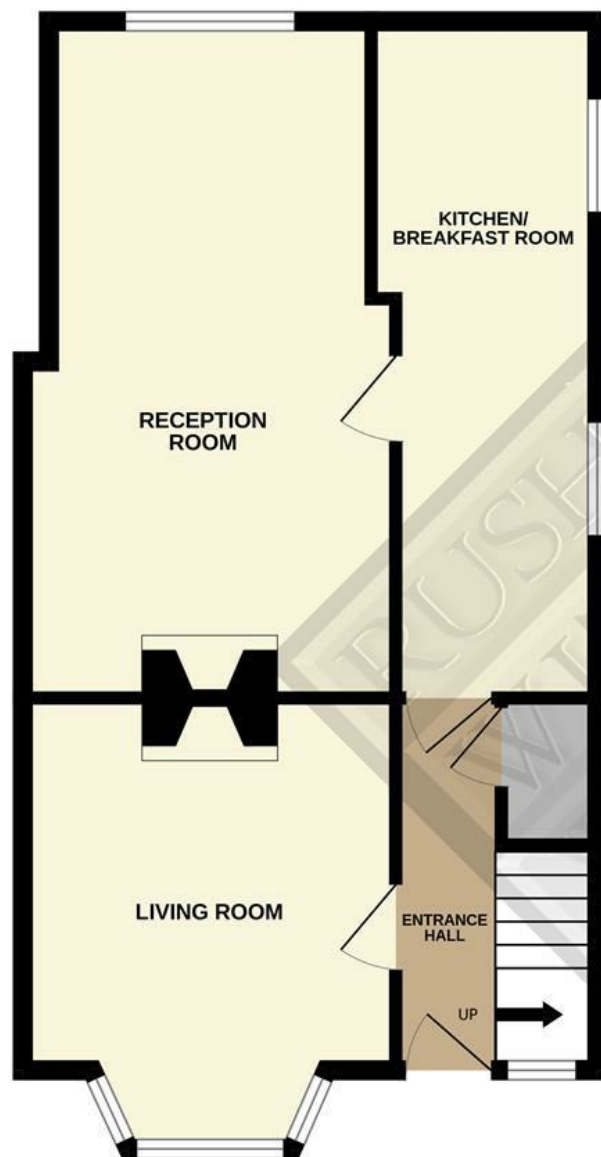
Mainly laid to lawn with various plants shrubs and trees and is enclosed to all sides and side access available, timber framed shed.

Agents Note

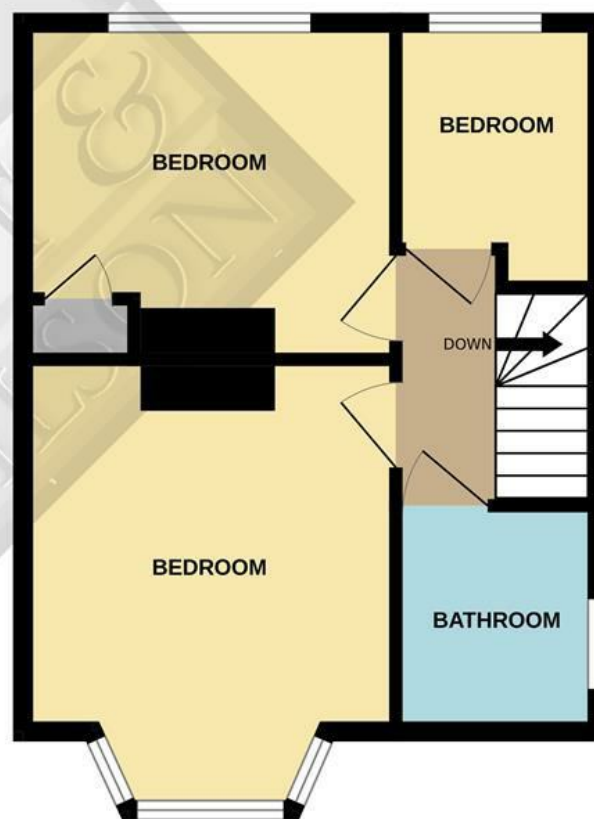
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR
511 sq.ft. (47.4 sq.m.) approx.



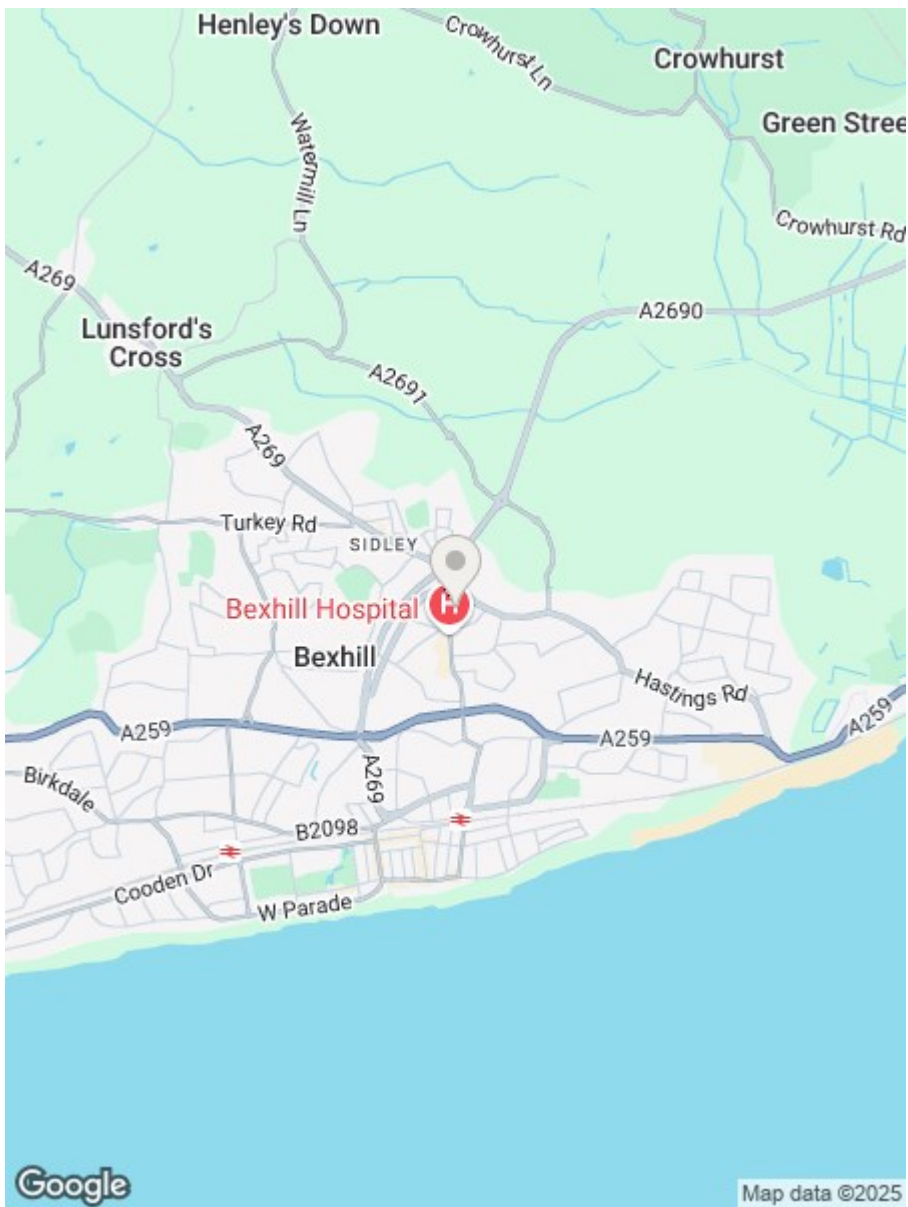
1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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