

RUSH
WITT &
WILSON



49 Amherst Road, Bexhill-On-Sea, East Sussex TN40 1QN
£395,000

A beautiful semi detached house four double bedrooms and three reception rooms, arranged over three floors. Accommodation comprises four bedrooms, living room open to dining room, modern fitted kitchen/ breakfast room with built in appliances, downstairs cloakroom, modern family bathroom, lower ground floor reception room, bedroom and conservatory, approx. 30' additional basement storage space. Offering very versatile accommodation throughout internal benefits include gas fired central heating system and sealed unit double glazing. Externally there private front & Westerly facing rear garden and off road parking for vehicles and side access to the rear garden. Well situated for access to Bexhill town centre mainline rail station and seafront this is a substantial property with abundant accommodation.



Covered Entrance Porchway

With entrance door, two obscure glass windows to the front elevation, understairs storage cupboards, covered radiator, window to the side elevation.

Living Room

15'4" x 13'6" (4.67m x 4.11m)

Bay window to front elevation, two double radiators, brick inglenook fireplace.

Dining Room

14'3" x 13'2" (4.34m x 4.01m)

Two windows to the rear elevation, double radiator, open tiled fireplace with mantel and surround.

Kitchen/Breakfast Room

14'8" x 12'6" (4.47m x 3.81m)

Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and a half bowl single drainer enamel sink unit with mixer tap, plumbing for washing machine, window to the rear elevation, fitted gas hob, double oven with grill beneath, extractor canopy with light, space for fridge/freezer, tiled splashbacks.

Rear Lobby

With door to side.

Cloakroom

WC with low level flush, wall mounted wash hand basin, obscure glass window to the side elevation.

LOWER GROUND FLOOR

Room One

14'5" x 15'2" (4.39m x 4.62m)

Double radiator, door leading to further basement storage and door leading to the conservatory with window and wall mounted gas central heating and domestic hot water boiler.

Storage Room

30' x 8'7" (9.14m x 2.62m)

Used predominately for storage with multiple shelving, outside water tap.

Bedroom Four

13'4" x 13'5" (4.06m x 4.09m)

Single radiator, window to rear elevation.

Conservatory

11'10" x 9'2" (3.61m x 2.79m)

French doors to the rear and further door to side, UPVC double glazed construction, stone slate flooring.

FIRST FLOOR

Windows to the front and side elevations, access to roof space, airing cupboard with pre-lagged hot water cylinder and slatted shelving, further large storage cupboard.

Bedroom One

15'8" x 12'10" (4.78m x 3.91m)

Radiator, bay window to the front elevation, built-in wardrobe cupboards.

Bedroom Two

14'1" x 13'6" (4.29m x 4.11m)

Two windows overlook the rear elevation, single radiator, cast iron original fireplace.

Bedroom Three

16'3" x 8'9" (4.95m x 2.67m)

Window to the rear elevation, double radiator, cast iron fireplace.

Bathroom

Modern suite comprising a shower/bath with chrome controls and chrome shower head and shower screen, w.c. with low level flush, wall mounted wash hand basin with vanity unit, single radiator, obscure glass window overlook the side elevation.

OUTSIDE

Front Garden

Pathway to the front entrance door and side access, chip stone feature area, mature shrubbery and all enclosed with fencing and all to the front with wrought iron gates.

Rear Garden

Mainly laid to lawn, beautiful ornamental fish pond, patio area for alfresco dining, well stocked flower and shrub beds to all sides, timber framed shed, further area to the bottom of the garden and all enclosed with fencing to all sides.

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





ENTRANCE FLOOR
APPROX. FLOOR
AREA 779 SQ.FT.
(72.4 SQ.M.)

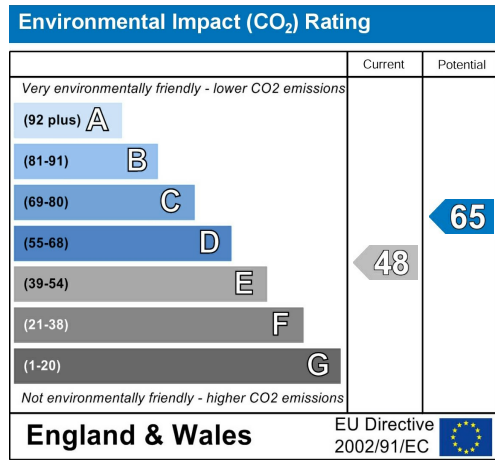
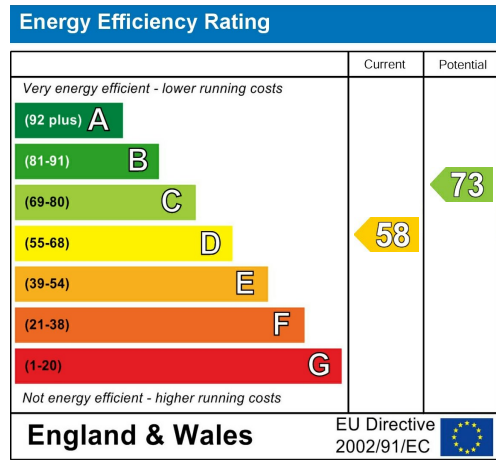


2ND FLOOR
APPROX. FLOOR
AREA 740 SQ.FT.
(68.7 SQ.M.)



GARDEN LEVEL
APPROX. FLOOR
AREA 831 SQ.FT.
(77.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2350 SQ.FT. (218.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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