

**RUSH
WITT &
WILSON**



**4 St. James Close, Bexhill-On-Sea, East Sussex TN40 2DP
£285,000**

A spacious three bedroom semi detached family house with over sized garage, extension potential, kitchen with extended breakfast room, downstairs cloakroom, living/dining room, gas central heating system, doubled glazed windows and doors, off road parking on drive and addition parking to side of garage, private front and south facing rear garden, quiet cul-de-sac location, viewing comes highly recommended by RWW sole agents Bexhill.



Entrance Hall

With obscured glass window to the front elevation, double radiator, further window to the side elevation.

Living/Dining Room

17'8 x 24'2 (5.38m x 7.37m)

Windows to both front and rear elevations, French doors lead out onto rear patio, two double radiators, under stairs storage cupboards, wood flooring, brick fireplace, additional large under stairs storage cupboard.

Kitchen/Breakfast Room

26'9 x 7' (8.15m x 2.13m)

Windows overlook the rear and side elevations, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer stainless steel sink unit with mixer tap, space for oven with extractor canopy and light, concealed gas central heating and domestic hot water boiler, space for fridge, utility area with plumbing for washing machine, additional space for freezer, laminate straight edge worktop with wall unit, door to rear garden.

Cloak Room

WC with low level flush, wall mounted wash hand basin, single radiator.

First Floor Landing

Window to the side elevation, double radiator, access to roof space, shelving for books, built in airing cupboard.

Bedroom One

11'10 x 10'8 (3.61m x 3.25m)

Window to the front elevation, built in wardrobe cupboard, single radiator.

Bedroom Two

11'3 x 9'5 (3.43m x 2.87m)

Window to the rear elevation, single radiator, built in wardrobe cupboard.

Bedroom Three

9'5 x 8'6 (2.87m x 2.59m)

Window to the front elevation, single radiator.

Bathroom

Suite comprising panelled bath with wall mounted chrome shower controls and chrome showerhead, wc with low level

flush, pedestal mounted wash hand basin, single radiator, partly tiled walls, obscure glass windows overlook the side elevation, built in airing cupboard housing the hot water cylinder, slatted shelving.

Outside**Front Garden**

Mainly shingled with low maintenance in mind, some mature shrubbery, off road parking is available on tarmac driveway, Additional off road parking to the side, gate leading to rear garden.

Over Sized Single Garage

With metal up and over door, personal door, power and light.

Rear Garden

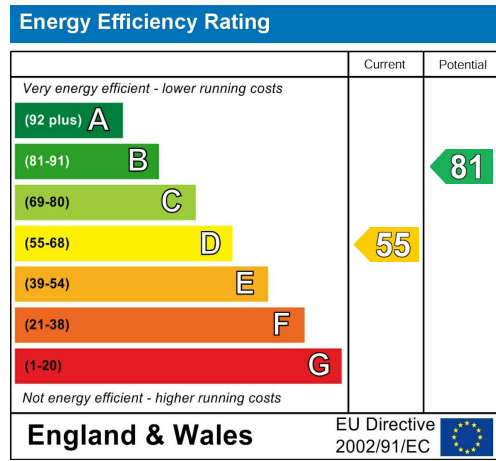
Southerly facing rear garden with lawned area, patio areas for alfresco dining, all enclosed with fencing to all sides offering some privacy and seclusion, outside water tap, gate to the side, timber framed shed for storage.

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.







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