RUSH WITT & WILSON

122 London Road, Bexhill-On-Sea, East Sussex TN39 4AA

Price Guide £249,500

A rare opportunity to acquire this exceptionally well presented and deceptively spacious three bedroom terraced house with NO ONWARD CHAIN. The property has been renovated to a very high standard throughout by the current owner and offers bright and spacious accommodation comprising a brand new fitted kitchen, two reception rooms, three bedrooms and a modern fitted family bathroom. Other internal benefits include gas central heating to radiators, double glazed windows and new carpets/flooring throughout. Externally, the property boasts a private and secluded rear garden. Conveniently situated just a short walking distance from Bexhill Town Centre with its wide range of shops, restaurants/cafes, Bexhill's picturesque seafront with famous De La Warr Pavilion and Bexhill main line rail station with direct links to London, Gatwick Airport, Brighton and Ashford International all less then 1 mile away. Offered with vacant possession, viewing comes highly recommended by RWW Bexhill to avoid disappointment. Council Tax Band B.

Entrance Hall
With doubled glazed front door, high cupboard over door housing the electric meter and electric consumer unit

Lounge
21' x 11'1 into alcove (6.40m x 3.38m into alcove)
Two double glazed windows to the front elevation, radiator.

Dining Area
14'7" x 13'6" max size including stairs (4.47 x 4.12 max size including stairs)
open plan to kitchen area, double glazed window, radiator, staircase to first floor with under stairs cupboard.

Kitchen
12'1 x 7'1 (3.68m x 2.16m)
Brand new kitchen comprises matching wall and base level units with laminate worktops, sink unit. built in oven and hob with extractor canopy, windows to the rear elevation, double glazed door to side, wall mounted gas boiler, plumbing for washing machine.

First Floor Landing
With access top loft.

Bedroom One
15'7 x 8'4 (4.75m x 2.54m)
Double glazed window to front elevation and radiator.

Bedroom Two
10'3 x 9'6 to alcove (3.12m x 2.90m to alcove)
Double glazed window to rear elevation.

Bedroom Three
12'0 x 6'1 (3.66m x 1.85m)
Double glazed window to the front elevation, radiator.

Bathroom
Double glazed window to the rear elevation, bath with mixer tap, pedestal wash hand basin, low level wc, radiator, cupboard.

Outside

Rear Garden
Mainly laid to lawn, all enclosed with fencing.

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.

1ST FLOOR
APPROX. FLOOR
AREA 414 SQ.FT.
(38.4 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 467 SQ.FT.
(43.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 881 SQ.FT. (81.8 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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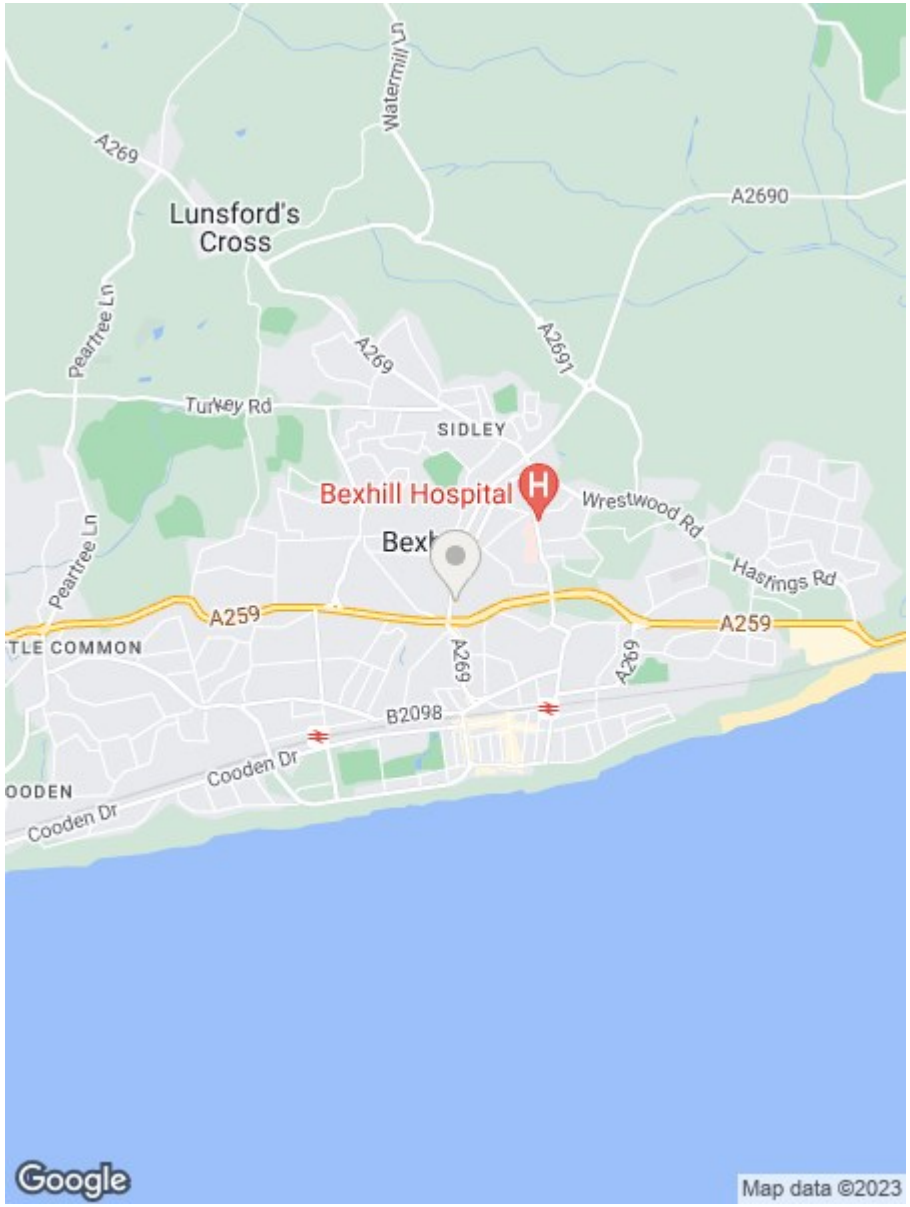

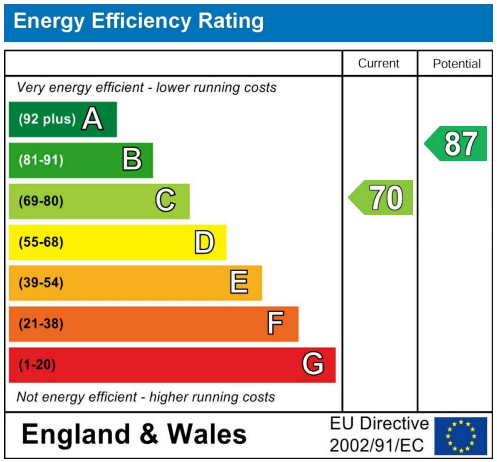

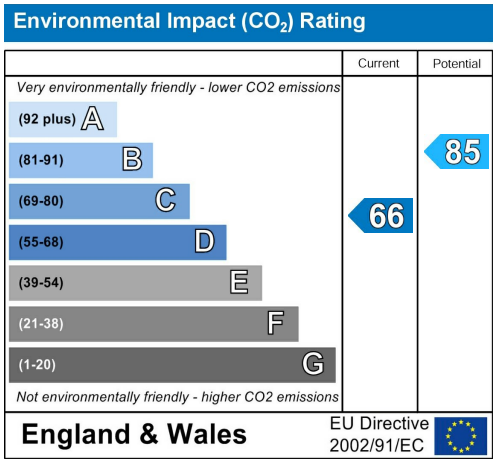

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