

**RUSH  
WITT &  
WILSON**



**71 Ashdown Road, Bexhill-On-Sea, East Sussex TN40 1SF  
£279,950**

**An opportunity to acquire this two bedroom semi-detached house ideally located in this sought after location. Offering bright and spacious accommodation throughout, the property comprises a double aspect lounge, fitted kitchen/breakfast room, two double bedrooms and a wet room. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers low maintenance gardens to both the front and rear, with a further added benefit of a garage that can be access via the rear garden. Situated within easy walking distance to Bexhill town centre with mainline rail station, seafront and local schools. Early internal inspection is strongly advised RWW Bexhill to avoid disappointment.**



### **Entrance Hall**

Obscured glass panelled uPVC front door leading to entrance hall, with double glazed window to the side elevation, radiator, stairs leading to first floor, electric consumer unit.

### **Lounge**

17'7" x 12'5" (5.37 x 3.80)

Double aspect, double glazed windows to the front and side elevations, radiator, door leading through to kitchen/breakfast room.

### **Kitchen/Breakfast Room**

12'5" 9'7" (3.80 2.94)

Double aspect/double glazed windows to the rear and side elevations, double glazed French doors giving access to the rear garden, radiator, fitted kitchen with a range of matching wall and base level units with laminate rolled edge worktop surfaces, single sink with drainer and mixer tap, plumbing space for washing machine, space for freestanding cooker with fitted extractor hood above, space for freestanding fridge/freezer, part tiled walls, ceiling mounted spotlights.

### **First Floor Landing**

Access to loft space, airing cupboard housing hot water cylinder and slatted shelving.

### **Bedroom One**

10'5" x 9'7" (3.18 x 2.94)

Two double glazed windows to the rear elevation, radiator, large set of mirrored wardrobes comprising a range of hanging space and shelving.

### **Bedroom Two**

12'6" x 11'3" (3.83 x 3.45)

Double glazed window to the front elevation, radiator.

### **Wet Room**

Obscured double glazed window to the side elevation, radiator, low level wc, wall mounted wash hand basin, wall mounted electric power shower with shower attachment, fitted fold down seat, bi-folding shower screen, part tiled walls, extractor fan.

### **Outside**

#### **Front Garden**

Low maintenance front garden that is mainly patio laid with

some small plants and shrubs, gated side access down one side of the property leading to the rear garden, grass verge down one side.

#### **Rear Garden**

Low maintenance south facing walled rear garden, mainly laid to patio, gated access down one side leading to the front garden, raised flowerbeds, outside lighting, double glazed door giving rear access in to garage.

#### **Garage**

15'4" x 7'10" (4.69 x 2.40)

Situated at the rear of the property, with up and over door, light and power.

#### **Agents Note**

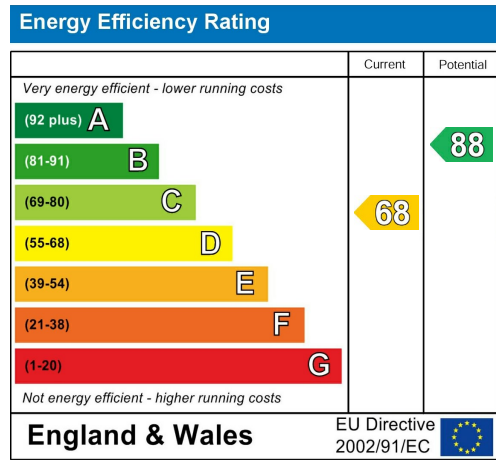
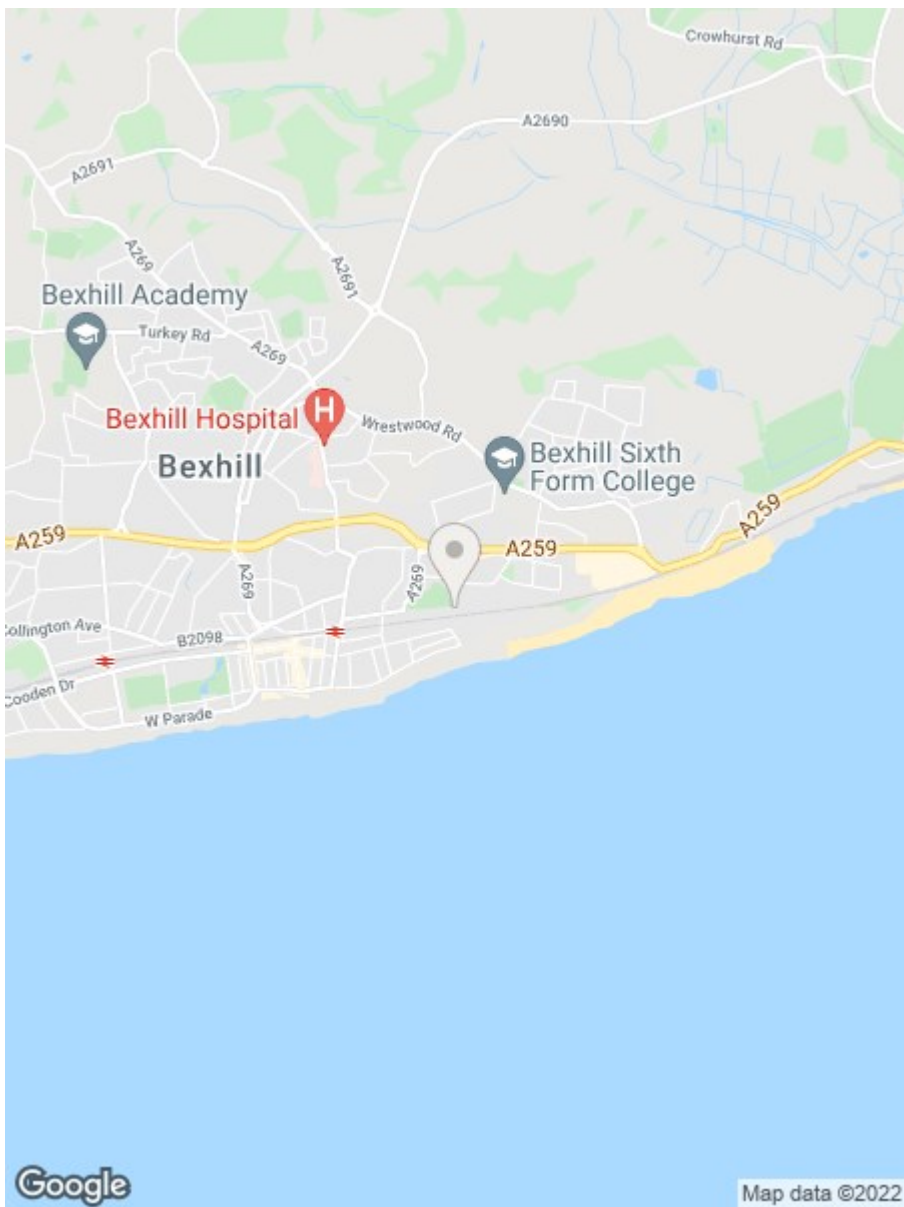
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL FLOOR AREA : 707 sq.ft. (65.7 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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