

**RUSH
WITT &
WILSON**



**1A Colebrooke Road, Bexhill-On-Sea, East Sussex TN39 3PY
£435,000**

A very spacious two bedroom detached house, built circa 1950's, two reception rooms, kitchen/breakfast room, downstairs cloakroom, open fireplace in living room, entrance porch, gas central heating system, secondary glazed windows, garage, private front and rear gardens, NO ONWAR CHAIN, viewing comes highly recommended by RWW sole agents. Council Tax Band TBC.



Entrance Porch

With entrance door, windows to both the front and side elevations.

Entrance Hallway

Double radiator.

Cloakroom

WC with low level flush, pedestal mounted corner wash hand basin, tiled floor.

Lounge/Dining Room

20'1" x 17'7" (6.13 x 5.37)

Window to the side elevations, window to the rear, two double radiators, brick built fireplace with gas fire, log and coal cupboards.

Second Reception Room

14'8" x 22'8" (4.49 x 6.91)

Triple aspect with windows to both sides and rear elevations, patio doors give access onto the rear garden, double and single radiator, book shelving.

Kitchen/Breakfast Room

11'0" x 10'5" (3.37 x 3.19)

Fitted kitchen comprising a range of base and wall level units with laminate roll edge worktops, twin bowl single drainer stainless steel sink unit with mixer tap, space for cooker, wall mounted gas central heating and domestic hot water boiler, space for fridge or freezer, single radiator, walk in pantry with base and wall units, shelving and window to the side elevation.

Side lobby

With plumbing for washing machine recessed into cupboard with shelving, larder cupboard with window.

Covered Side Porchway

With door to front, window to the side, space for additional white goods, shelving.

First Floor Landing

Window to the side elevation, access to roof space, two airing cupboards.

Bedroom One

17'7" x 14'8" (5.38 x 4.49)

Windows overlook both the side and rear elevations, fitted wardrobe cupboards and drawers.

En-Suite

Comprising walk in shower cubicle, wall mounted electric shower unit, controls and showerhead, wc with low level flush, corner wash hand basin with splashback and chrome heated towel rail, electric mirror with light, wall mounted medicine cabinet.

Bedroom Two

14'4" x 14'6" (4.39 x 4.43)

Windows overlook the front and side elevations, double radiator, fitted wardrobe cupboards with drawers and dressing table.

Cloakroom

WC with low level flush, obscured glass window overlooks the side elevation.

Bathroom

Suite comprising panelled bath with hand/shower attachment, wall mounted wash hand basin, single radiator, vanity unit, tiled walls, obscured glass window to the front elevation.

Outside

Front Garden

Mainly laid to lawn with mature shrubbery, plants and trees, off road parking is available on the patio driveway leading to the garage, side access is available.

Rear Garden

Mainly laid to lawn, westerly facing rear garden, mature shrubs, trees and plants of various kinds, patio area, to the rear of the garden can be found two timber framed sheds.

Garage

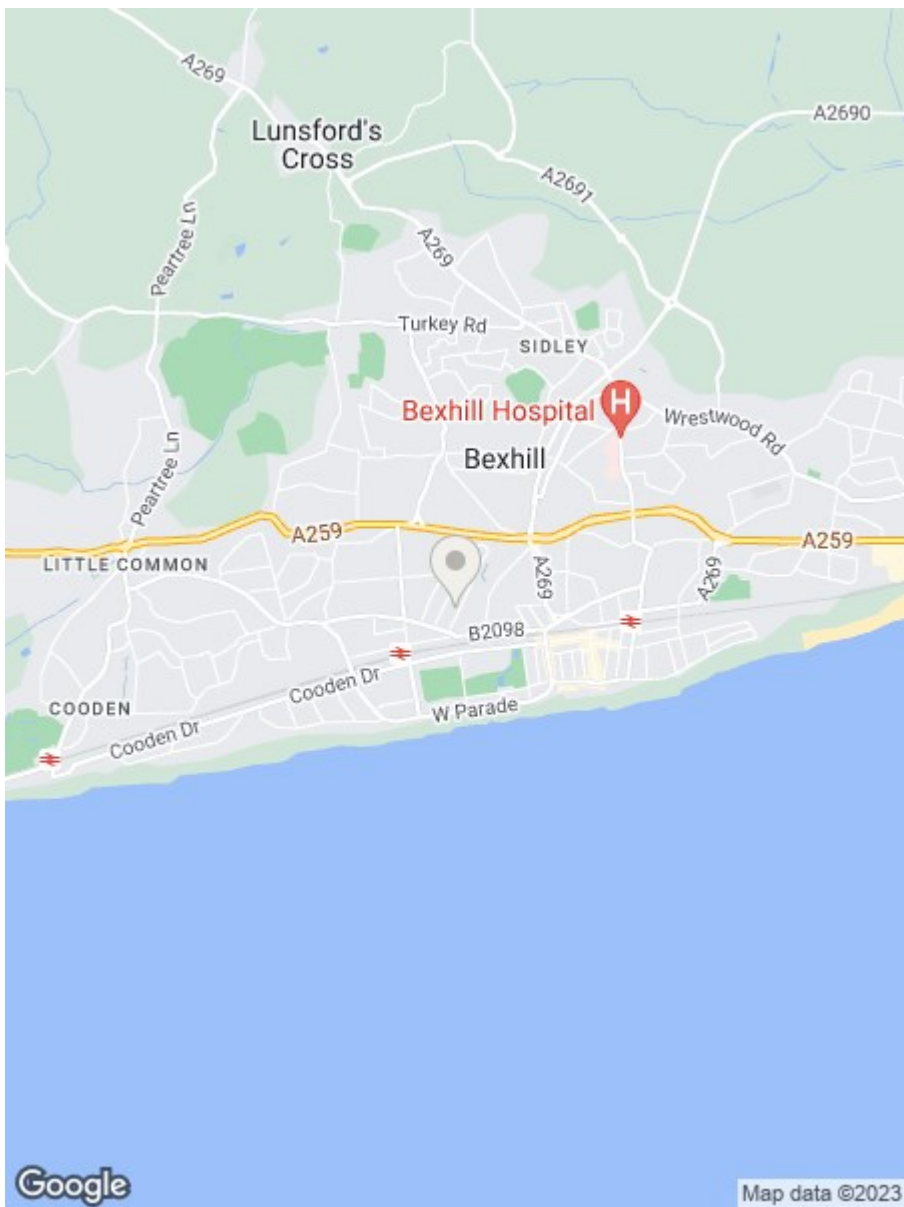
Single garage with double opening doors, power and light, personal door and window to the rear elevation.

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.







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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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