

**RUSH  
WITT &  
WILSON**



**3 Crowmere Terrace, Bexhill-On-Sea, East Sussex TN40 2BD  
£249,000**

**This spacious two bedroom terraced house comprises bay fronted living room, kitchen/diner, upvc conservatory, two double bedrooms, bathroom and ground floor cloakroom. Other internal benefits to the property include gas central heating system and double glazed windows throughout. Externally there is a rear courtyard garden and a large front garden with south facing sun patio and a driveway providing off road parking for multiple vehicles. Ideally located in this quiet and sought after location of the Chantry/Old Town area within close walking distance to the town centre, mainline station and seafront. Offered with the added benefit of VACANT POSSESSION, viewing comes highly recommended by Rush Witt & Wilson Bexhill sole agents.**



### **Entrance Hallway**

With entrance door, radiators, stairs leading to first floor.

### **Living Room**

16'3" x 12'3" (4.96 x 3.74)

Bay window to front elevation, radiator, feature fireplace with fitted gas fire, under stairs storage cupboard housing electric meter and electric consumer unit.

### **Kitchen/Diner**

14'11" x 8'10" (4.57 x 2.71)

Window to rear elevation, door giving access to conservatory, radiator, fitted kitchen with a range of matching wall and base level units with solid wood work top surfaces, large single butler sink with mixer tap, plumbing space for washing machine, fitted electric double oven and grill, work top mounted electric hob, integrated fridge/freezer.

### **Conservatory**

9'9" x 8'2" (2.98 x 2.50)

Windows to three sides, radiator, set of double glazed french doors giving access to rear garden courtyard.

### **Cloakroom**

Window to side elevation, wall mounted wash hand basin, W.C. with low level flush, tiled floor.

### **First Floor Landing**

#### **Bedroom One**

13'5" x 10'7" (4.09 x 3.25)

Window to front elevation, radiator, range of fitted wardrobes with hanging space, shelving and fitted storage cupboards above.

#### **Bedroom Two**

8'11" x 7'2" (2.74 x 2.20)

Window to rear elevation, radiator, access to loft space.

### **Bathroom**

Obscured window to rear elevation, radiator, white bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, W.C. with low level flush, pedestal mounted wash hand basin, tiled floor and tiled walls.

### **Outside**

### **Front Garden**

South facing patio which leads onto the rest of the garden which is mainly laid to lawn with mature plant, shrub and hedge borders, pathway leading to front gate which gives access to the driveway which provides off road parking for multiple vehicles.

### **Rear Garden**

Garden courtyard with gated access to rear alleyway.





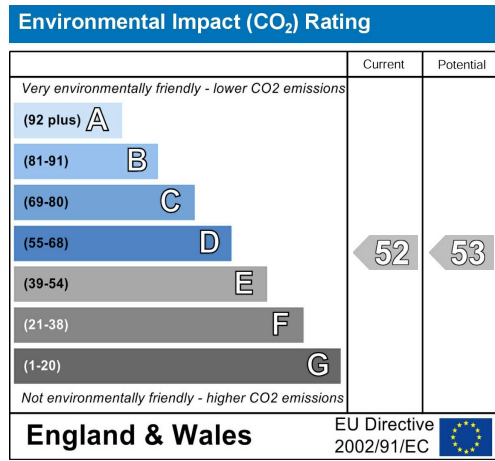
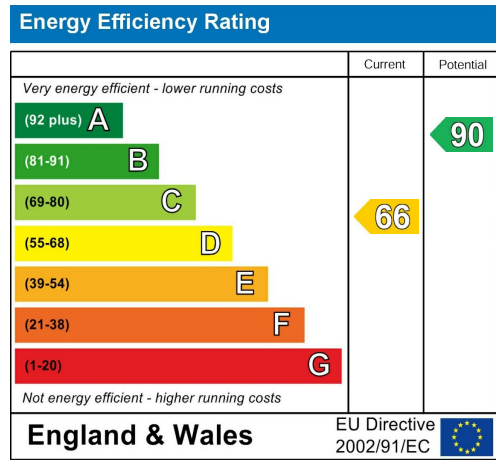
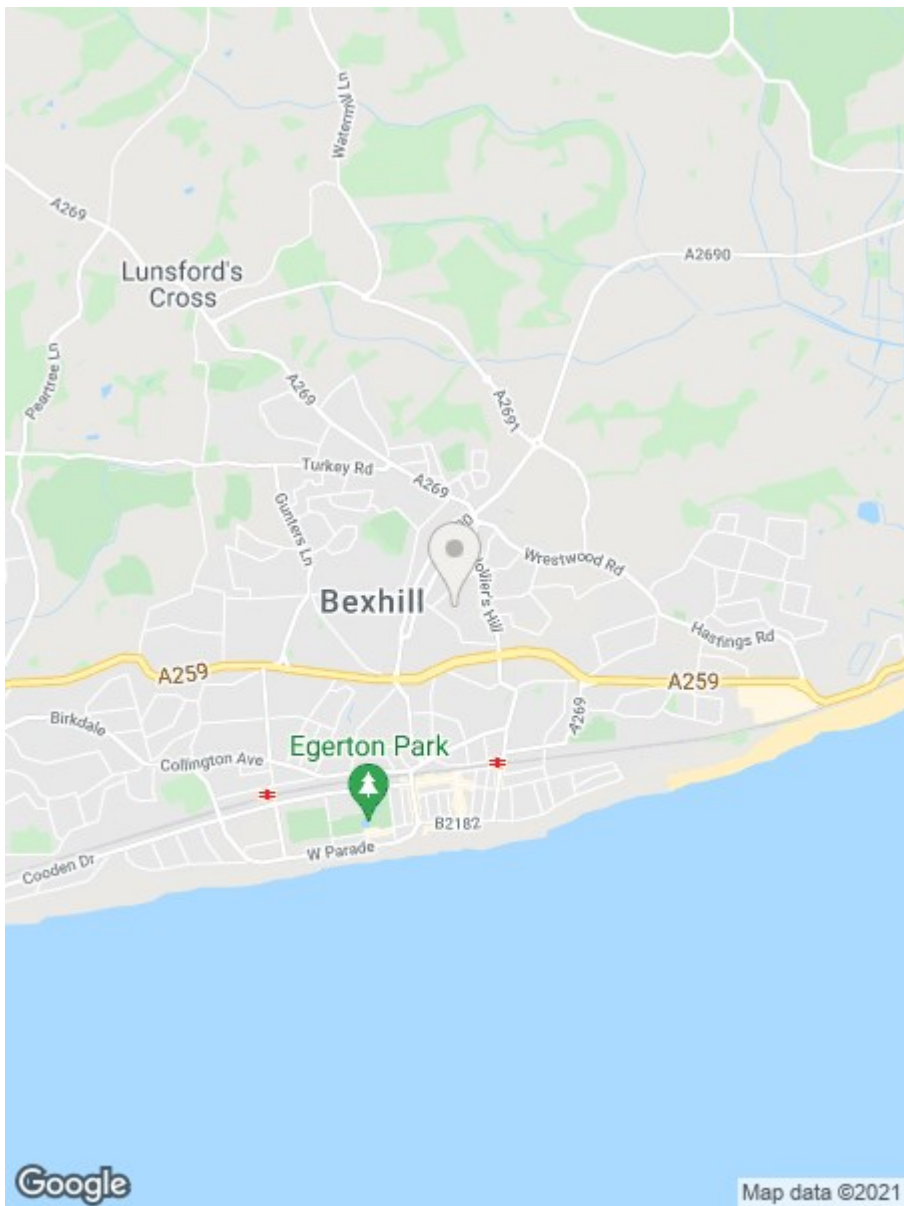
GROUND FLOOR  
APPROX. FLOOR  
AREA 492 SQ.FT.  
(45.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 329 SQ.FT.  
(30.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 821 SQ.FT. (76.3 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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