

**RUSH
WITT &
WILSON**



**84 Dorset Road, Bexhill-On-Sea, East Sussex TN40 1SQ
£379,000**

A beautifully presented three bedroom, semi-detached house, built circa 1935, comes with a wealth of charm and character throughout. The property comprises dual aspect living/dining room, modern fitted kitchen, separate utility room, three double bedrooms and family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts private front and rear gardens. Viewing comes highly recommended by RWW sole agents. Council Tax Band C.



Entrance Hallway

Stairs leading to the first floor, double glazed windows to the front elevation, radiator.

Living Room

13'11" x 13'1" (4.26 x 4.00)

Double glazed bay window to the front elevation, double radiator, feature fireplace with brick surround and mantle. Opening into the dining room.

Dining Room

14'11" x 11'5" (4.57 x 3.50)

Double glazed glass panelled doors giving access onto the rear garden, double radiator. Opening into the living room.

Kitchen

8'11" x 8'3" (2.74 x 2.53)

Modern fitted kitchen with a range of matching base and wall level units with wooden straight edge worktop surfaces, butler sink with drainer and hot and cold tap, space for freestanding cooker with extractor canopy above, tiled splashbacks, double glazed windows to the rear elevation, recessed ceiling spotlights.

Utility Room

Base level units with wooden straight edge worktops, space and plumbing for washing machine, space and plumbing for tumble dryer, gas central heating and domestic hot water boiler, stable door giving access onto the front , obscured glass panelled door giving access onto the rear garden.

First Floor Landing

Double glazed windows to the side elevation.

Bedroom One

14'1" x 10'7" (4.30 x 3.25)

Double glazed bay windows to the front elevation, radiator, built in wardrobe cupboards with mirrored sliding doors with hanging space and shelving.

Bedroom Two

12'10" x 10'5" (3.93 x 3.19)

Double glazed windows to the rear elevation, radiator.

Bedroom Three

8'6" x 8'0" (2.61 x 2.46)

Double glazed windows to the front elevation, radiator.

Bathroom

Modern suite comprising wc with low level flush, pedestal mounted wash hand basin with hot and cold tap, freestanding claw foot bath with chrome controls and additional chrome hand/shower attachment, roll top radiator, obscured double glazed windows to the rear elevation, part tiled walls.

Outside

Front Garden

Private front garden with path leading to the front entrance, mainly laid to lawn, well established with plants and shrubs of various kinds.

Rear Garden

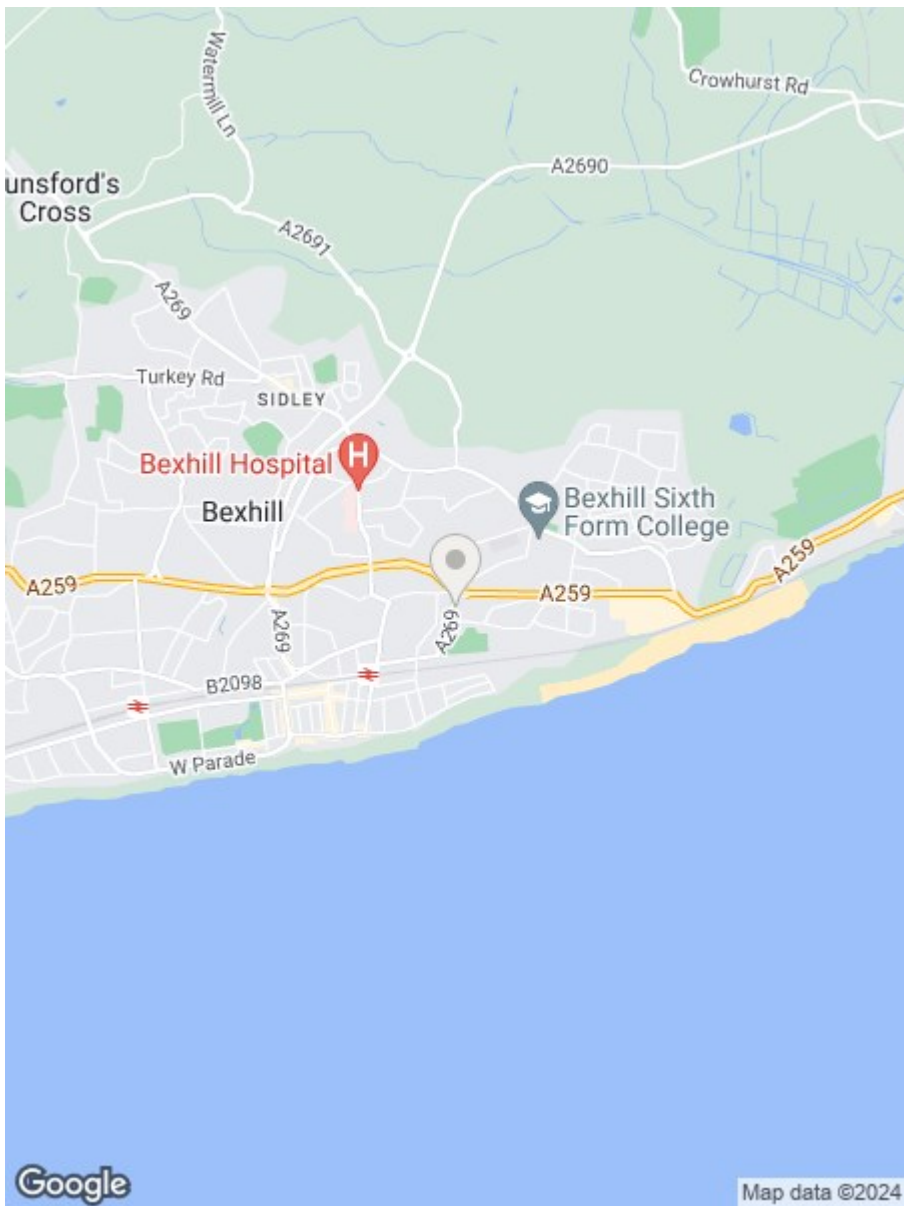
Mainly laid to lawn, well established with plants, shrubs and trees of various kinds, patio area suitable for alfresco dining, enclosed to all side, timber framed shed.

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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