

**RUSH  
WITT &  
WILSON**



**25 Paton Road, Bexhill-On-Sea, East Sussex TN39 5DJ  
£225,000**

**\* Investment Buy To Let Opportunity with tenant in situ, current rent £850 P/M \* A three bedroom partial terraced house with gas central heating system, double glazed windows and doors, kitchen/breakfast room, living room, private front and rear gardens, off road parking. Viewing comes highly recommended by RWW Bexhill.**



**Entrance Hallway**

With entrance door, window to the front elevation, single radiator.

**Living Room**

13'10 x 9'7 (4.22m x 2.92m)

Window overlooks the front elevation, double radiator, feature fireplace.

**Kitchen/Breakfast Room**

13'9 x 15'6 (4.19m x 4.72m)

Window overlooks the rear elevation, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, space for fridge, space for washing machine, space for cooker, built in storage cupboards, tiled splashbacks.

**Rear Lobby**

With door to the front garden, utility cupboard, plumbing for washing machine, gas central heating and domestic hot water boiler, secondary storage cupboard.

**First Floor Landing**

Access to roof space, double radiator.

**Bedroom One**

14'7 x 9'5 (4.45m x 2.87m)

Two windows overlook the rear elevation, double radiator.

**Bedroom Two**

12'1 x 11'4 (3.68m x 3.45m)

Window to the front elevation, double radiator.

**Bedroom Three**

9'5 x 7'2 (2.87m x 2.18m)

Window to the front elevation, single radiator, built in wardrobe cupboard.

**Bathroom**

Suite comprising panelled bath, hand/shower attachment, pedestal wash hand basin, obscure glass window to the rear elevation.

**Separate WC**

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

**Outside****Front Garden**

Provides off road parking, enclosed with some fencing, chipped stone pathway leading to front entrance door and side access.

**Rear Garden**

Enclosed with fencing to all sides, patio area for alfresco dining, timber framed shed, side access.

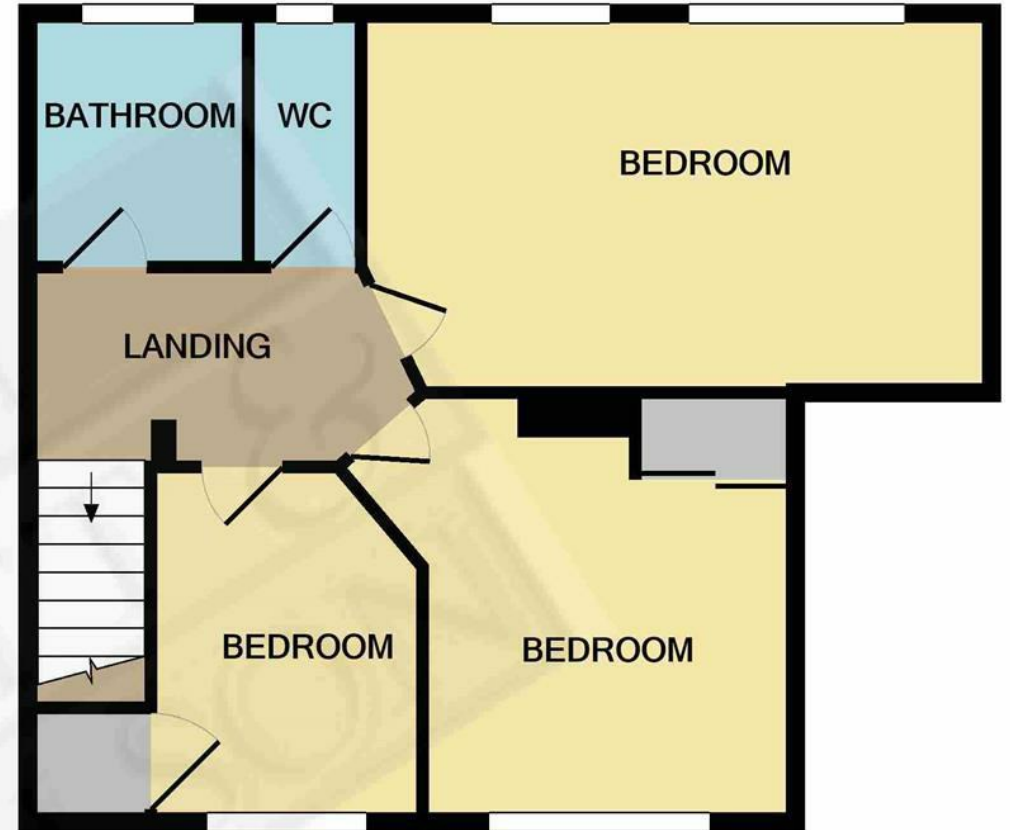
**Agents Note**

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.





GROUND FLOOR  
APPROX. FLOOR  
AREA 403 SQ.FT.  
(37.4 SQ.M.)

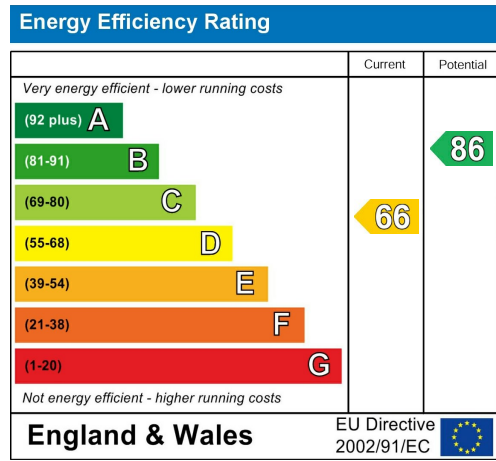
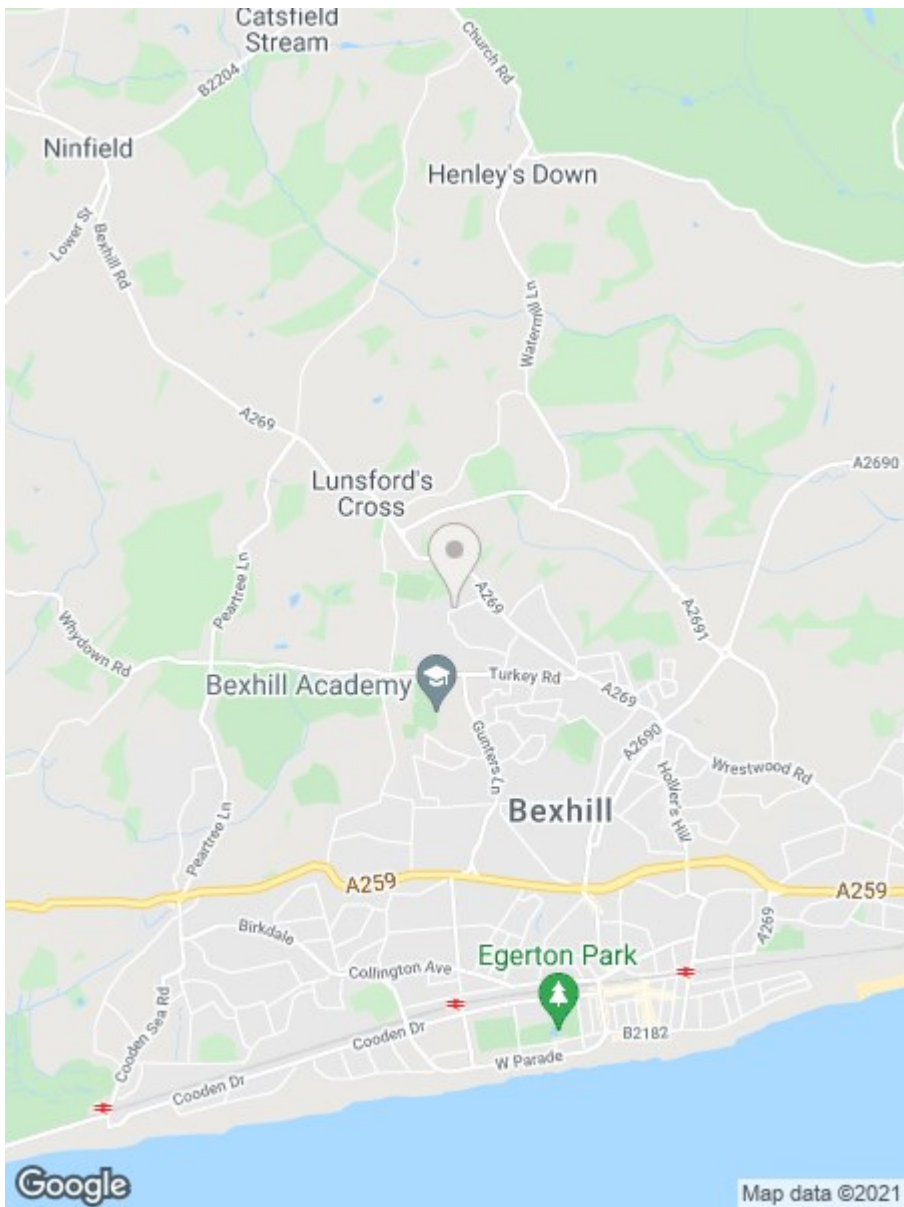


1ST FLOOR  
APPROX. FLOOR  
AREA 451 SQ.FT.  
(41.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 854 SQ.FT. (79.4 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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