122 London Road, Bexhill-On-Sea, East Sussex TN39 4AA
£295,000

Refurbishment project coming towards the end with viewings now available, this three bedroom terraced house with spacious living room/ dining room, brand new kitchen, new carpets and flooring, three first floor bedrooms with family bathroom, gas central heating system, double glazed windows and doors, small enclosed rear garden, conveniently situated close to Bexhill Town, vacant possession. Viewing comes highly recommended by RWW.

Entrance Hall
With doubled glazed front door, high cupboard over door housing the electric meter and electric consumer unit

Lounge
21' x 11'1 into alcove (6.40m x 3.38m into alcove)
Two double glazed windows to the front elevation, radiator.

Dining Area
14'7" x 13'6" max size including stairs (4.47 x 4.12 max size including stairs)
open plan to kitchen area, double glazed window, radiator, staircase to first floor with under stairs cupboard.

Kitchen
12'1 x 7'1 (3.68m x 2.16m)
Brand new kitchen comprises matching wall and base level units with laminate worktops, sink unit. built in oven and hob with extractor canopy, windows to the rear elevation, double glazed door to side, wall mounted gas boiler, plumbing for washing machine.

First Floor Landing
With access top loft.

Bedroom One
15'7 x 8'4 (4.75m x 2.54m)
Double glazed window to front elevation and radiator.

Bedroom Two
10'3 x 9'6 to alcove (3.12m x 2.90m to alcove)
Double glazed window to rear elevation.

Bedroom Three
12'0 x 6'1 (3.66m x 1.85m)
Double glazed window to the front elevation, radiator.

Bathroom
Double glazed window to the rear elevation, bath with mixer tap, pedestal wash hand basin, low level wc, radiator, cupboard.

Outside

Rear Garden
Mainly laid to lawn, all enclosed with fencing.

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.

1ST FLOOR
APPROX. FLOOR
AREA 414 SQ.FT.
(38.4 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 467 SQ.FT.
(43.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 881 SQ.FT. (81.8 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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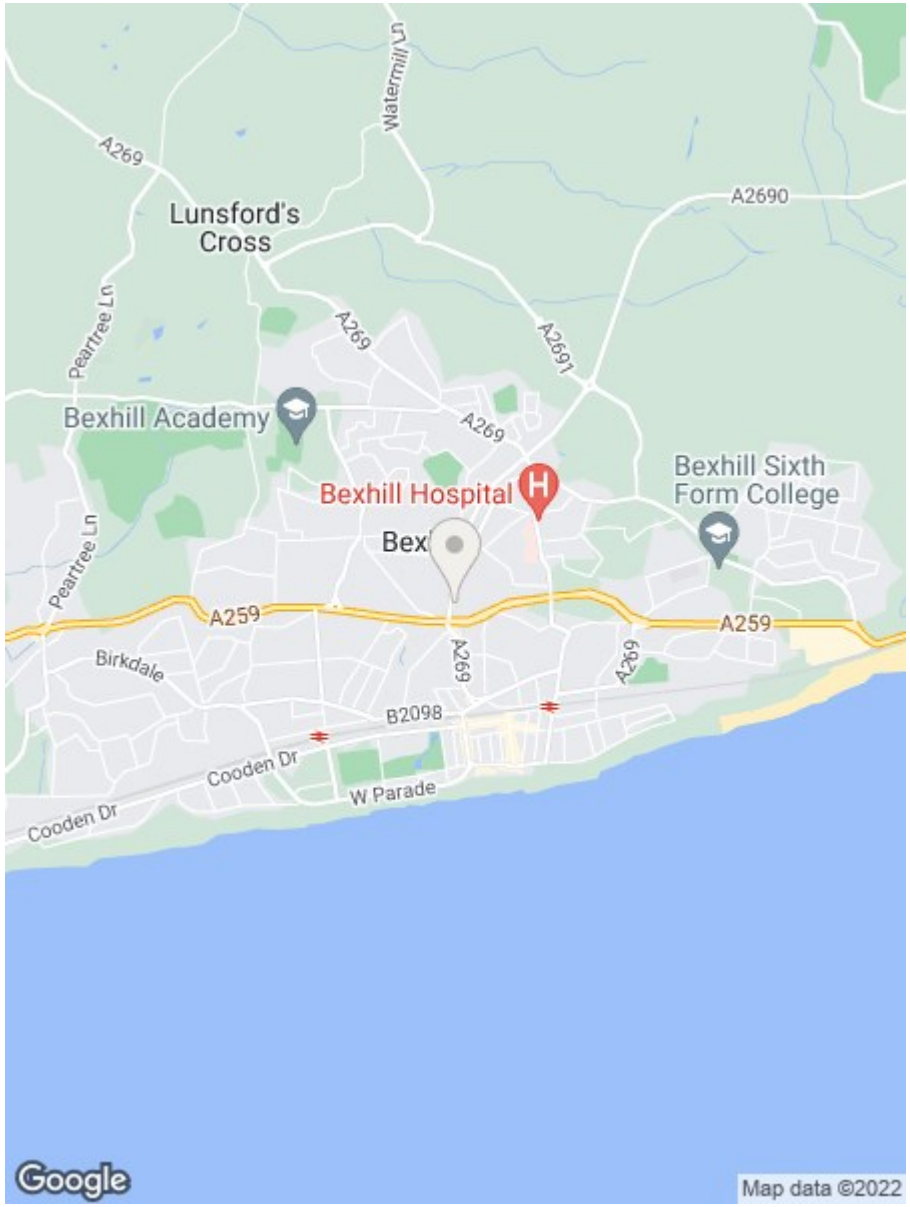

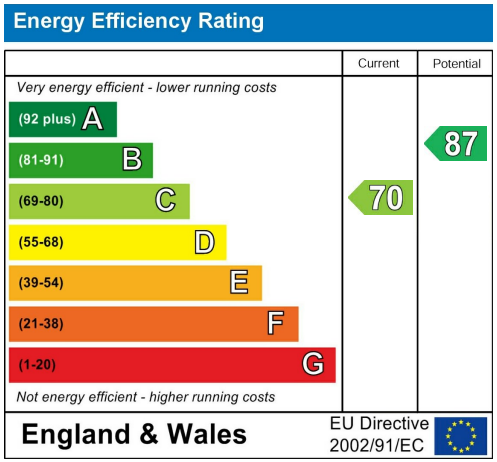

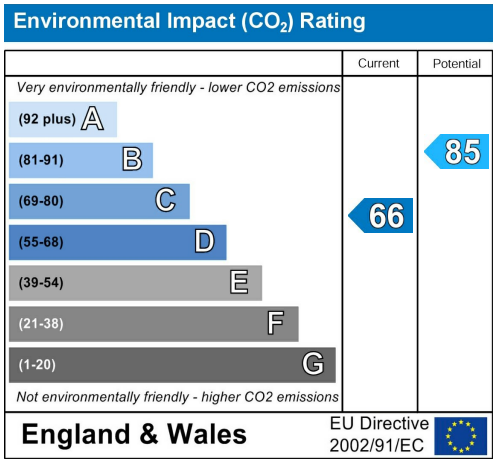

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