

**RUSH
WITT &
WILSON**



**St Ann's Howards Crescent, Bexhill-On-Sea, East Sussex TN39 4QH
£499,000**

A charming 1930's detached three/ four bedroom house, retains many of its original character and features throughout, set in beautiful large extensive private gardens, *excellent modernization improvement/ extension potential*, modern gas central heating system, kitchen/ breakfast room, mostly double glazed, stunning private front and rear gardens, garage, two reception rooms, off road parking, situated in a quiet cul-de-sac location, VACANT POSSESSION, viewing comes highly recommended by RWW. Viewing is strictly by appointment only.



Entrance Hall

With entrance door, built in storage cupboard window to side elevation, under stairs additional storage cupboard, single radiator, additional door and window to the rear elevation with access into the garden.

Living Room

19'6 x 10'10 (5.94m x 3.30m)

Windows to both front and rear elevations, door to rear garden, double radiator, brick fireplace, exposed beams.

Kitchen/Breakfast Room

13'7 x 8'4 (4.14m x 2.54m)

Bay window to front elevation, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, plumbing for washing machine, integrated oven and grill with electric hob, extractor canopy and light, space for fridge/freezer, tiled splashbacks, space for table and chairs.

Dining Room/ Bedroom Four

12'5 x 12'3 (3.78m x 3.73m)

Bay window to front elevation, further window to side, double radiator, built in wardrobe cupboards and fitted desk.

First Floor Landing

Window to side elevation, access to roof space, built in linen cupboard.

Bedroom One

16'7 x 11'2 (5.05m x 3.40m)

Window to front and side elevation, built in wardrobe cupboards, double radiator.

Bedroom Two

12'2 x 12'5 (3.71m x 3.78m)

Window to front elevation, fitted book shelving, single radiator.

Bedroom Three

9'4 x 8'3 (2.84m x 2.51m)

Window to rear elevation, single radiator, built in wardrobe cupboard.

Bathroom

Modern suite comprising panelled bath with hand shower attachment, walk in shower cubicle with chrome controls and shower head, wall mounted wash hand basin with vanity

unit and drawers beneath, wc with low level flush, single radiator, obscured glass window to front elevation, tiled floor and half height wall tiling, chrome heated towel rail.

Outside

Front Garden

Mainly laid to lawn with beautifully established shrub and flowerbeds offering seclusion, some trellising fencing, enclosed with additional fencing to all sides, brick pathway to entrance door, off road parking available on brick paved driveway.

Single Garage

With electrically operated door, personal door to side with window.

Rear Garden

Extensive rear garden beautifully screened with mature shrubbery, trees and plants of various kinds, sun terrace for alfresco dining, outside water tap.

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 701 SQ.FT.
 (65.1 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 528 SQ.FT.
 (49.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1229 SQ.FT. (114.1 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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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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