

**RUSH
WITT &
WILSON**



**16 Sandown Way, Bexhill-On-Sea, East Sussex TN40 2NL
£375,000**

*** In need of some refurbishment * A spacious three double bedroom detached family house with garage, cul-de-sac location, private front & rear gardens, gas central heating system, double glazed windows and doors, spacious L-shaped living room/ dining room, downstairs cloakroom, extensive off road parking, VACANT POSSESSION. Viewing comes highly recommended by RWW sole agents.**



Entrance Hall

With double radiator, under stairs storage space.

Cloakroom

Close-coupled wc, wall mounted wash hand basin, partly tiled walls, obscured glass window to the side elevation.

L-Shaped Living Room/ Dining Room

21'4 x 18'6 (6.50m x 5.64m)

Windows to both the front and rear elevations, patio doors lead out onto the rear garden, two double radiators, tiled open fireplace, additional double radiator in the dining area.

Kitchen

11'5 x 9'8 (3.48m x 2.95m)

Window to the rear elevation, door to side, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single bowl sink unit, plumbing for washing machine, space for cooker and fridge freezer, tiled splashbacks.

First Floor Landing

Spacious landing with large airing cupboard, windows to the rear elevation.

Bedroom One

14'5 x 9'8 (4.39m x 2.95m)

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

Bedroom Two

11'5 x 11'3 (3.48m x 3.43m)

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

Bedroom Three

14'3 x 9'2 (4.34m x 2.79m)

Windows to both front and side elevations, single radiator, built in wardrobe cupboard.

Bathroom

Suite comprising panelled bath, wall mounted electric shower unit with shower head, close-coupled wc, pedestal wash hand basin, tiled splashbacks, obscured glass window to the rear elevation, double radiator.

Outside**Front Garden**

Designed with low maintenance in mind, with bricked paving for extensive off road parking for several vehicles with shingled boarders.

Rear Garden

Landscaped with large lawned area and areas for alfresco dining, all enclosed with fencing to all sides, ornamental fishpond, well stocked shrub and flowerbeds, timber framed shed, side access.

Garage

Up and over door, personal door to side with window, power and light.

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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