

**RUSH
WITT &
WILSON**



**110 Turkey Road, Bexhill-On-Sea, East Sussex TN39 5HE
Guide Price £420,000**

A stunning four bedroom, semi-detached house, presented to an exceptional standard by the current vendors, with double glazed windows and doors, downstairs cloakroom, beautiful bright family room, modern fitted kitchen and bathrooms, off road parking, extensive rear garden, viewing comes highly recommended by RWW sole agents. Council Tax Band D.



Entrance Hallway

With composite entrance door, window to the side elevation, wood effect flooring.

Cloakroom

WC with low level flush, corner wash hand basin with splashback, obscured glass window to the front elevation.

Living Room

16'7" x 13'0" (5.06 x 3.97)

Bay window and window to the front elevation, two contemporary radiators.

Dining/Family Room

19'8" x 17'8" (6.00 x 5.39)

Wood effect flooring throughout, double radiator, bay window with French doors open out onto the rear garden, under stairs storage area, built in storage cupboard.

Kitchen

17'8" x 7'11" (5.41 x 2.43)

Modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, space for dishwasher, induction hob with extractor canopy and light, mosaic tiled splashbacks, integrated double oven with grill, plumbing for washing machine, space for tumble dryer, space for American style fridge/freezer, windows overlook both the rear and side elevations.

First Floor Landing

Access to roof space, built in linen cupboard.

Bedroom One

14'3" x 13'0" (4.36 x 3.98)

Bay window overlooks the front elevation, double radiator, built in mirror fronted wardrobe cupboards.

En-Suite

Comprising walk in shower cubicle with electric shower unit, controls and showerhead, wc with concealed cistern, wall mounted wash hand basin with vanity unit beneath, floor and wall tiling, obscured glass window to the side elevation, heated chrome towel rail.

Bedroom Two

15'8" x 7'10" (4.79 x 2.39)

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

Bedroom Three

10'4" x 9'10" (3.16 x 3.00)

Window to the rear elevation, double radiator.

Bedroom Four

10'5" x 8'0" (3.19 x 2.45)

Obscured glass window to the side elevation, double radiator, built in mirror fronted wardrobe cupboard.

Family Bathroom

Suite comprising double ended bath with hand/shower attachment, shower screen, obscured glass window to the rear elevation, chrome heated towel rail, wall mounted wash hand basin with vanity unit and drawers beneath and to the side, wc with concealed cistern, mirror with light, tiled floor, tiled walls, chrome heated towel rail.

Outside**Front Garden**

Mainly arranged with off road parking in mind, raised flowerbeds with shrubs, enclosed to all sides with retaining walls, side access to the rear garden is available.

Rear Garden

Extensive in size, lawned area, all enclosed with fencing to all sides, well stocked flowerbeds, outside water tap, large timber framed workshop with covered area, decked and patio areas suitable for alfresco dining.

Off Road Parking

Off road parking to the front of property.

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
740 sq.ft. (68.7 sq.m.) approx.

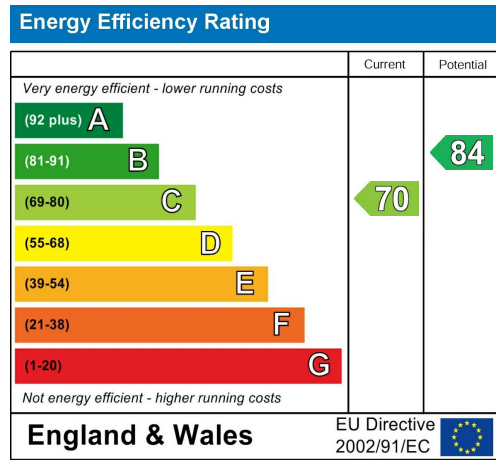
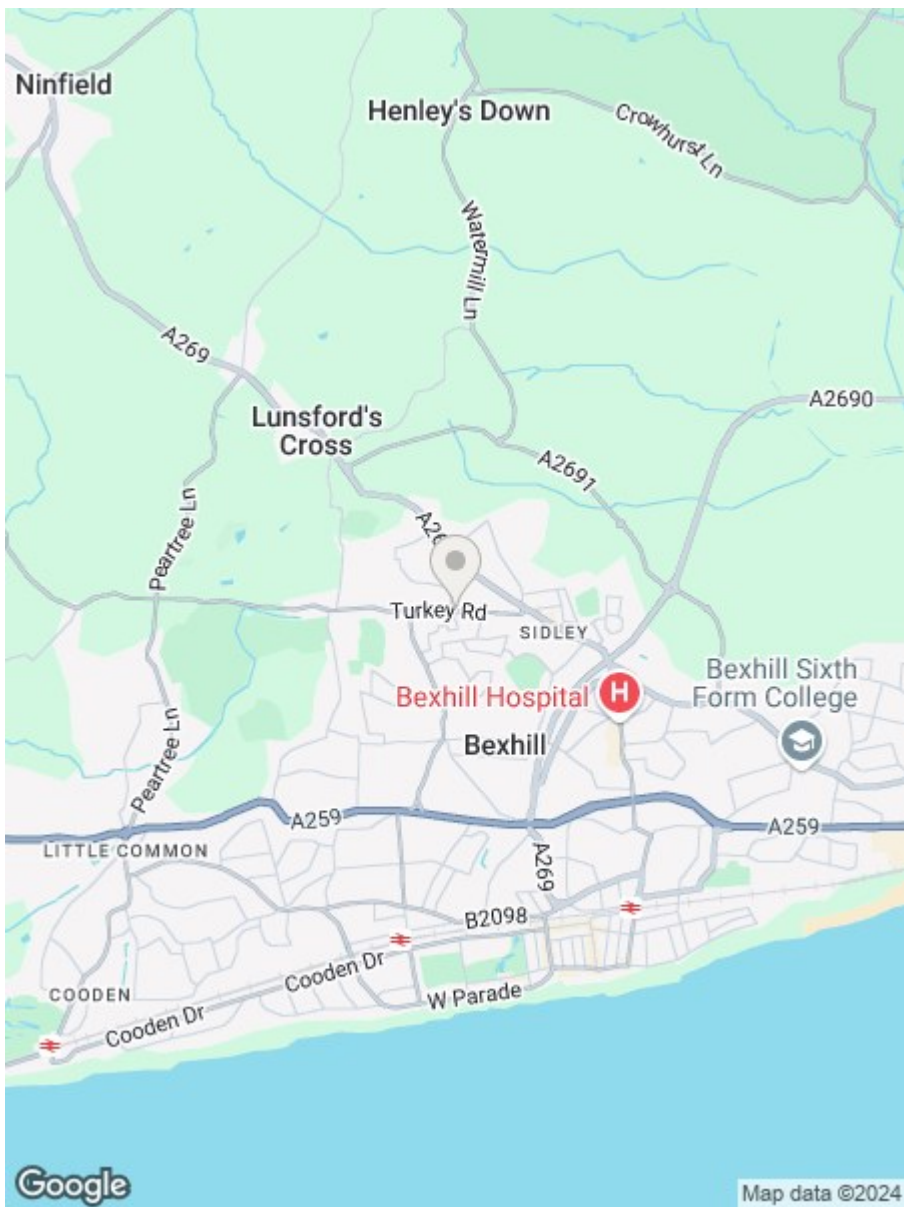
1ST FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA: 1476 sq.ft. (137.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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