

**RUSH
WITT &
WILSON**



**45 Barrack Road, Bexhill-On-Sea, East Sussex TN40 2AT
£262,500**

A well presented extended three bedroom detached house located in the beautiful Chantry area of Bexhill near the Old Town, downstairs cloakroom and three reception rooms. The property has gas central heating, double glazed windows and doors, private front and rear gardens, VACANT POSSESSION! Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.



Entrance Lobby

Window to side elevation, double radiator, entrance door with tiled floor.

Entrance Hallway

Understairs storage cupboard, single radiator.

Cloakroom

WC with low level flush, wall mounted wash hand basin, obscure glass window to side elevation, half height wall tiling and floor tiling.

Living Room

17' x 11'9 (5.18m x 3.58m)

Windows to both front and side elevations, double radiator, Real Flame gas fire with ornate fire surround.

Dining Room

12'1 x 10'8 (3.68m x 3.25m)

Window to side elevation, double radiator.

Breakfast Room

10'7 x 9'4 (3.23m x 2.84m)

French doors leading onto rear garden, single radiator.

Kitchen

9'7 x 9'2 (2.92m x 2.79m)

Window to rear elevation onto rear garden. Fitted kitchen comprising range of base and wall units with laminated roll edge worktops, single drainer stainless steel sink unit with mixer tap, space for dishwasher, space for fridge, tiled floor, integrated oven and grill with gas hob and extractor canopy and light.

Utility Room

8' x 7'2 (2.44m x 2.18m)

Window to side elevation. Base and wall units with laminate worktops, door to side access, large storage cupboard, pantry style with window to side.

First Floor Landing

Window to side elevation, access to roof space.

Bedroom One

13' x 12'1 (3.96m x 3.68m)

Window to front elevation, double radiator, cast iron original fireplace.

Bedroom Two

10'7 x 10'2 (3.23m x 3.10m)

Window to rear elevation, double radiator.

Bedroom Three

8'9 x 8' (2.67m x 2.44m)

Window to rear elevation, double radiator.

Bathroom

Suite comprising w.c. with low level flush, pedestal wash hand basin, panelled bath with chrome shower controls and shower head, tiled walls and obscure glass window to front elevation, tiled floor and heated chrome towel rail.

Outside**Front Garden**

Mainly laid to lawn with well established shrub and flower beds, all well stocked with wrought iron gate leading to pathway to side access and all enclosed by retaining walls.

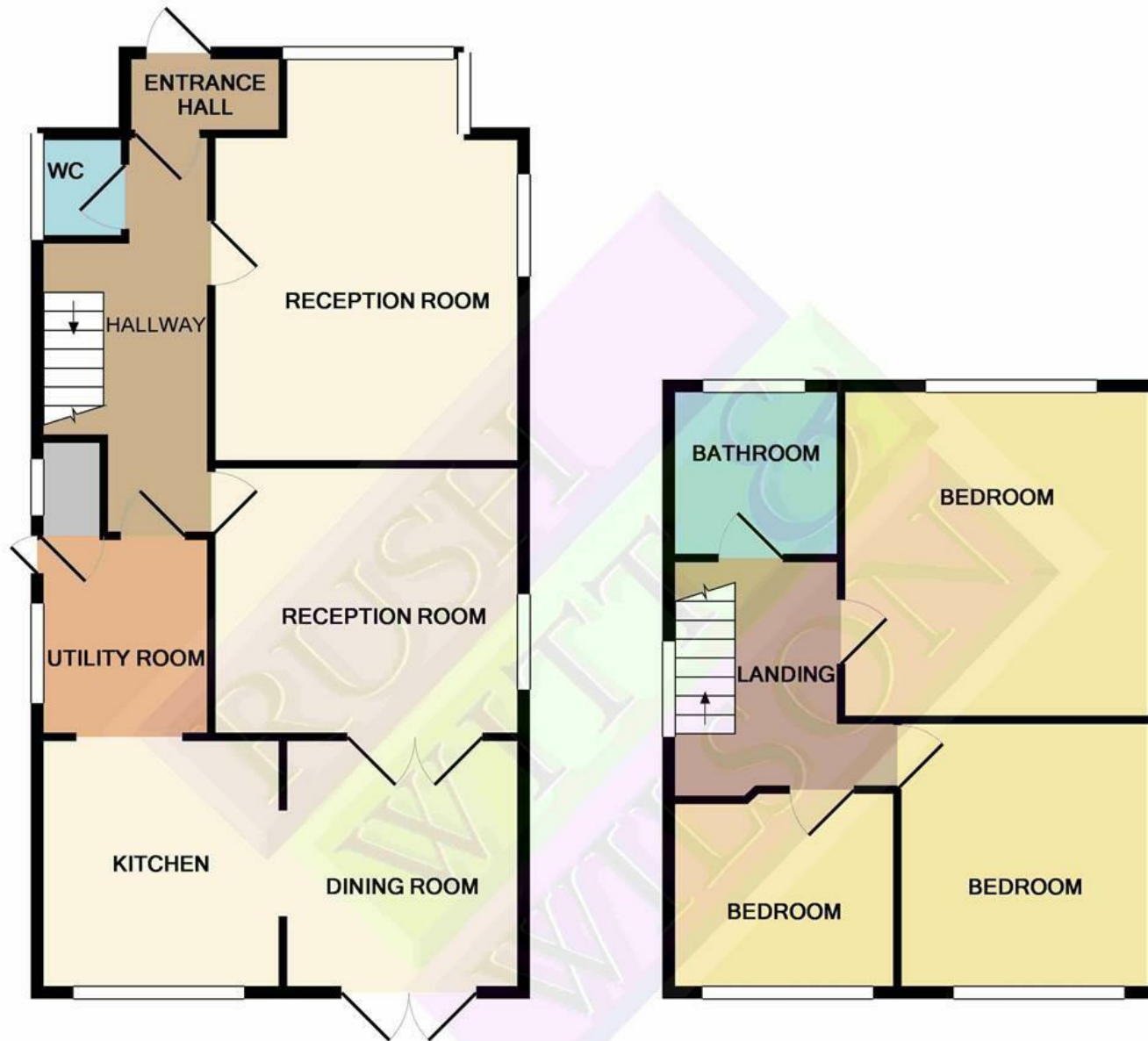
Rear Garden

Mainly laid to lawn with sun terrace area and all enclosed by fencing, some shrubs and plants and also a brick outhouse for storage.

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.



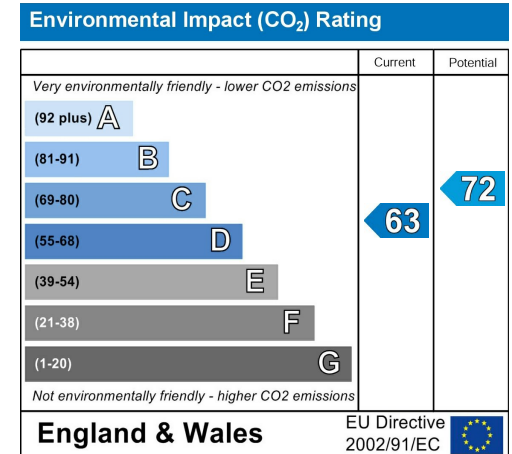
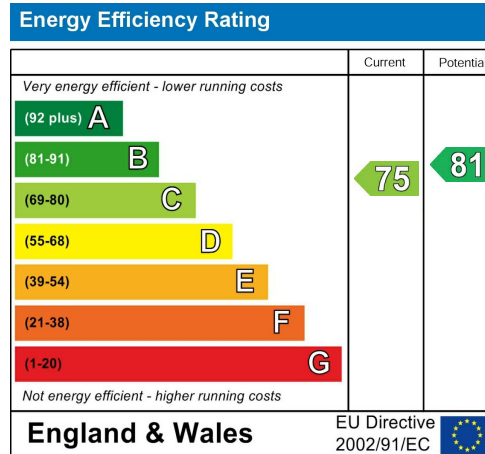


GROUND FLOOR
 APPROX. FLOOR
 AREA 659 SQ.FT.
 (61.2 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 437 SQ.FT.
 (40.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1096 SQ.FT. (101.8 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



**RUSH
WITT &
WILSON**

Residential Estate Agents
Lettings & Property Management



3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk