

**RUSH  
WITT &  
WILSON**



**23 School Place, Bexhill-On-Sea, East Sussex TN40 2PX  
£315,000 Freehold**

**A beautifully presented modern three bedroom semi detached house with garage, off road parking, gas central heating system, double glazed windows and doors, downstairs cloakroom/wc, private front and rear gardens, westerly facing rear garden, modern kitchen and bathroom. Viewings come highly recommended by Rush Witt & Wilson sole agents.**



### **Entrance Hallway**

Entrance door, space for hanging coats, doors off to the following:

### **Cloakroom/WC**

Low level wc, wall mounted wash hand basin, tiled splashback, single radiator, obscure glazed window to the side elevation.

### **Living/Dining Room**

26'7 x 15'7 (8.10m x 4.75m)

Window to the front elevation, French doors with views and access onto the rear garden, two double radiators, single radiator, understairs storage cupboard.

### **Kitchen**

11'9 x 9'6 (3.58m x 2.90m)

Window to the side elevation, additional window overlooking the rear garden, a modern fitted kitchen comprises a range of base and wall units with laminate worktop, single sink with side drainer and mixer tap, space and plumbing for washing machine, integrated oven and grill with gas hob, space for tumble dryer, wall mounted gas central heating domestic hot water boiler.

### **First Floor**

#### **Landing**

Window to side elevation, built in airing cupboard with hot water cylinder, access to loft space, doors off to the following:

#### **Bedroom One**

13'9 x 9'6 (4.19m x 2.90m)

Window to the front elevation, single radiator.

#### **Bedroom Two**

9'8 x 12'11 (2.95m x 3.94m)

Window to the rear elevation, single radiator.

#### **Bedroom Three**

8'0 x 6'0 (2.44m x 1.83m)

Window to the front elevation, single radiator.

#### **Family Bathroom**

A suite comprising panel enclosed bath, wall mounted electric shower controls, shower head, wc with concealed cistern, wash hand basin with vanity beneath, tiled walls, double radiator, stain glass window to the rear elevation.

### **Outside**

#### **Front Garden**

Mainly laid to lawn with off road parking available to the side and in front of the garage for two vehicles.

#### **Garage En-Bloc**

Metal up and over door, power and light.

#### **Rear & Side Garden**

Mainly laid to lawn all enclosed with fencing to all sides offering privacy and seclusion, a generous size rear garden with some trees, shrubbery, fish pond and patio area, westerly facing.

#### **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.

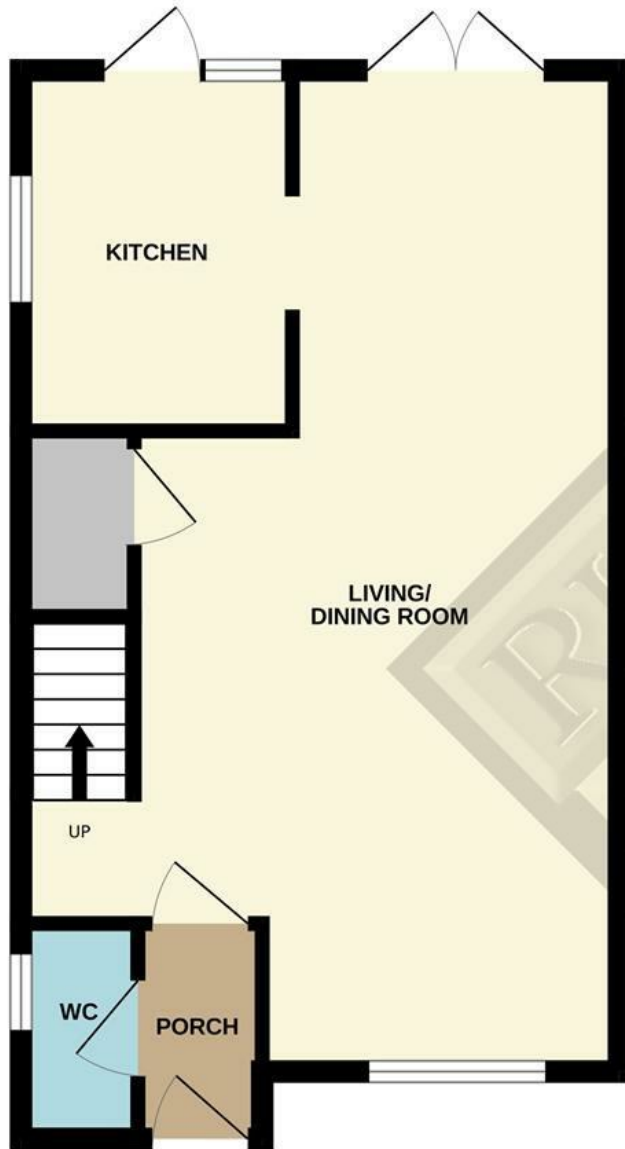
Council Tax Band – C

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

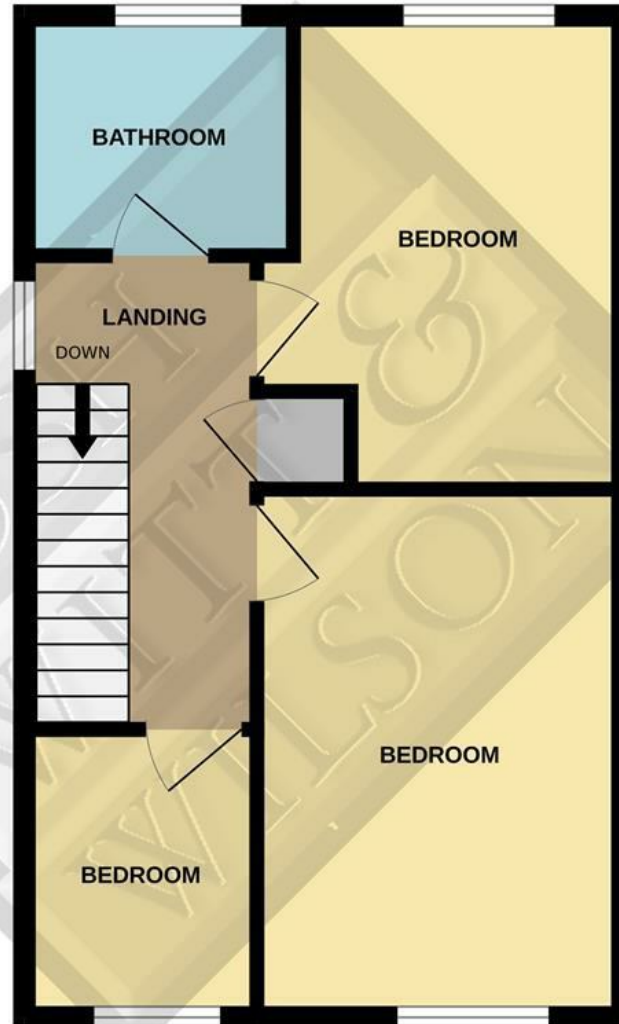
If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



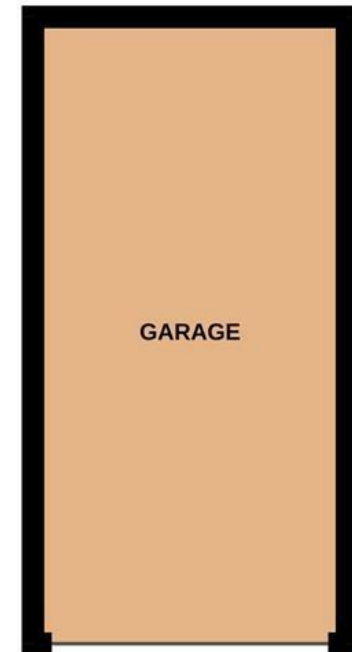
GROUND FLOOR  
419 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



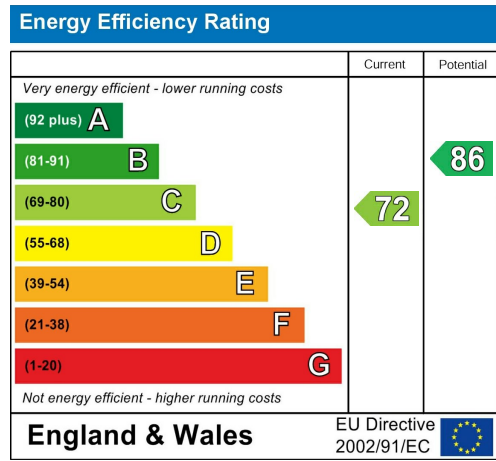
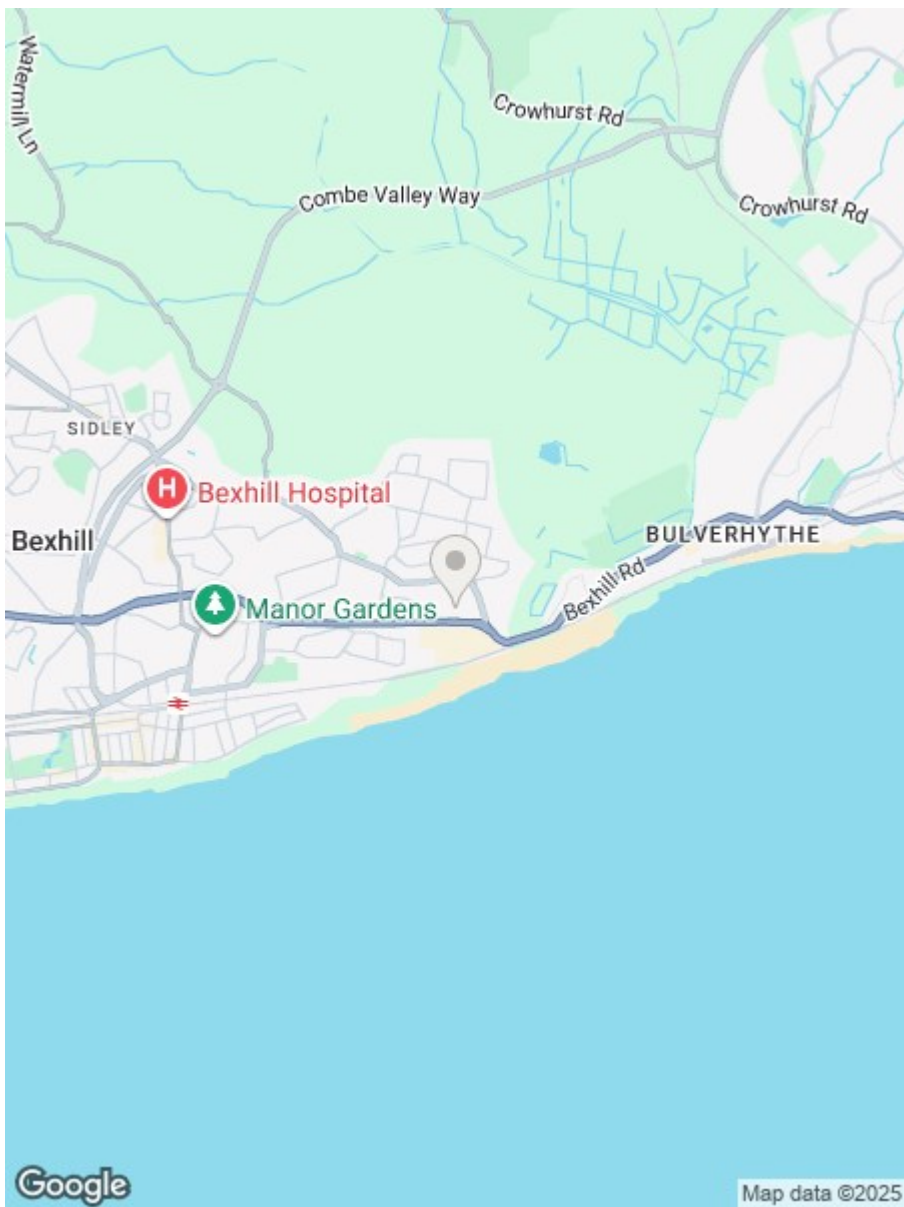
GARAGE EN BLOC  
134 sq.ft. (12.5 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 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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