

**RUSH
WITT &
WILSON**



**36 Wrestwood Road, Bexhill-On-Sea, East Sussex TN40 2LL
£262,500**

A bright and spacious three bedroom Edwardian terraced house, high ceilings and character throughout, two reception rooms, gas central heating system, double glazed windows and doors, kitchen/breakfast room, private front and south facing rear garden, living room with additional separate dining room, NO ONWARD CHAIN, viewing comes highly recommended by RWW sole agents. Council Tax Band A.



Entrance Hallway

With entrance door, single radiator, under stairs storage cupboard.

Living Room

15'1" x 11'8" (4.60 x 3.58)

Bay window to the front elevation, double doors leading to the dining room, single radiator.

Dining Room

13'0" x 9'4" (3.98 x 2.87)

Single radiator, door leads to rear garden, built in cupboard.

Kitchen/Breakfast Room

17'5" x 10'5" (5.33 x 3.19)

Windows to the side elevation, patio doors lead out onto the rear garden, two double radiators, fitted kitchen comprising a range of base and wall units with laminate worktops, one and half bowl composite sink unit with single drainer, gas hob, integrated oven and grill, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, tiled splashbacks, wall mounted gas central heating and domestic hot water boiler (currently not working) area for table and chairs.

First Floor Landing

Single radiator, access to roof space.

Bedroom One

14'10" x 12'9" (4.53 x 3.89)

Two windows to the front elevation, single radiator, original Victorian cast iron fireplace with tiled inserts, overhead storage compartments.

Bedroom Two

13'8" x 9'9" (4.18 x 2.98)

Window to the rear elevation, single radiator, original cast iron fireplace.

Bedroom Three

12'9" x 9'2" (3.91 x 2.81)

Window to the rear elevation, built-in airing cupboard, built in storage cupboard.

Bathroom

Suite comprising wc with low level flush, pedestal mounted wash hand basin, single radiator, panelled bath with hand/shower attachment, window to the side elevation.

Outside**Front Garden**

Mainly laid to lawn with shrubbery, pathway and steps lead to the front entrance door.

Rear Garden

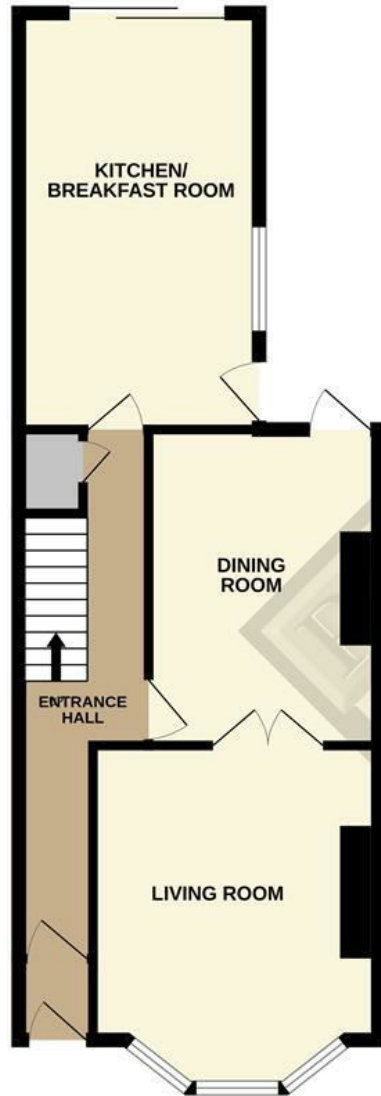
Southerly facing rear garden, mainly laid to lawn, enclosed with fencing to all sides, mature shrubbery, plants and hedging, enclosed with fencing to all sides, timber framed shed, concrete hardstanding, rear access is available.

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
519 sq.ft. (48.2 sq.m.) approx.

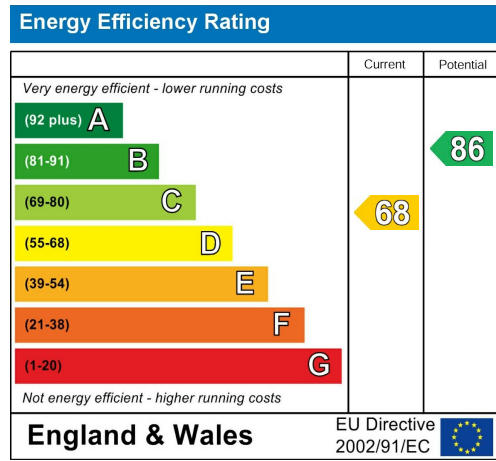


1ST FLOOR
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.9 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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