

**RUSH
WITT &
WILSON**



**19 Camperdown Street, Bexhill-On-Sea, East Sussex TN39 5BE
£199,950**

A two bedroom end of terrace house with gas central heating system, double glazed windows and doors, kitchen/breakfast room, first floor bathroom, private front and south facing rear garden, viewing is recommended by RWW sole agents.



Entrance Hall

With entrance door, double radiator.

Living Room

14'4 x 13'2 (4.37m x 4.01m)

Bay window to the front elevation, real flame gas fire with ornamental surround, double radiator, laminate wood flooring, under stairs storage area.

Kitchen/Breakfast Room

15'10 x 8'10 (4.83m x 2.69m)

Window to the rear southerly elevation overlooking the rear garden with door, 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, double radiator, space for fridge and freezer, space for cooker, plumbing for washing machine, wall mounted gas central heating and domestic hot water boiler, partly tiled walls.

First Floor Landing

Access to roof space.

Bedroom One

13'6 x 8'10 (4.11m x 2.69m)

Window to the front elevation, single radiator, fitted shower cubicle with electric shower unit, controls and showerhead.

Bedroom Two

12'10 x 8'4 (3.91m x 2.54m)

Window to the rear elevation, single radiator.

Bathroom

Suite comprising panelled bath, WC with low level flush, pedestal wash hand basin, single radiator, half height wall tiling, obscure glass window overlooks the rear elevation.

Outside

Front Garden

Small in size with retaining wall, wrought iron gate with pathway to front entrance.

Rear Garden

South facing, mainly laid to lawn, all enclosed with fencing to all sides, raised patio area, timber framed shed, outside water tap.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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