

**RUSH  
WITT &  
WILSON**



**209 London Road, Bexhill-On-Sea, East Sussex TN39 4AB  
£215,000**

**An opportunity to acquire this well presented two bedroom attached house, conveniently situated with easy access to local schools, the Link road, parks and amenities. Offering bright and spacious accommodation throughout the property comprises a spacious lounge/diner, fitted kitchen, two bedrooms, fitted bathroom and entrance porch. Other internal benefits include double glazed windows throughout. Externally the property offers a beautifully maintained westerly facing rear garden and an allocated parking space. Viewing comes highly recommended by RWW Bexhill to appreciate this deceptively spacious home in this highly sought after location.**



**Entrance Porch**

4'11" x 4'8" (1.50 x 1.44)

Obscured glass panelled double glazed front door leading to entrance porch, electric heater, access to loft space, services cupboard housing the electric consumer unit, door leading through to lounge/diner.

**Lounge/Diner**

18'2" x 15'10" (5.55 x 4.83)

Double glazed window and double glazed French doors to the rear elevation. giving access onto the westerly facing rear garden, two electric storage heaters, stairs leading to first floor, door with access to kitchen and large under stairs storage cupboard.

**Kitchen**

10'5" x 5'11" (3.20 x 1.81)

Obscured double glazed window to the side elevation, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, stainless steel single sink with drainer, plumbing space for washing machine, space for freestanding cooker, space for under counter fridge/freezer, part tiled walls.

**First Floor Landing**

Stairs leading to first floor landing with access to loft space, large airing cupboard housing the hot water cylinder with slatted shelving.

**Bedroom One**

11'10" x 9'1" (3.61 x 2.77)

Double glazed window to the rear elevation.

**Bedroom Two**

11'5" x 6'5" (3.48 x 1.98)

Double glazed window to the rear elevation, one electric storage heater.

**Bathroom**

Obscured double glazed window to the side elevation, bathroom suite comprising pedestal mounted wash hand basin, low level wc, panelled enclosed bath with mixer tap and shower attachment, part tiled walls, wall mounted electric bathroom heater.

**Externals****Rear Garden**

Beautifully maintained westerly facing rear garden with sun patio, the rest of the garden is mainly laid to lawn, timber garden shed, gated access down the side of the property giving leading to the front.

**Allocated Parking Space**

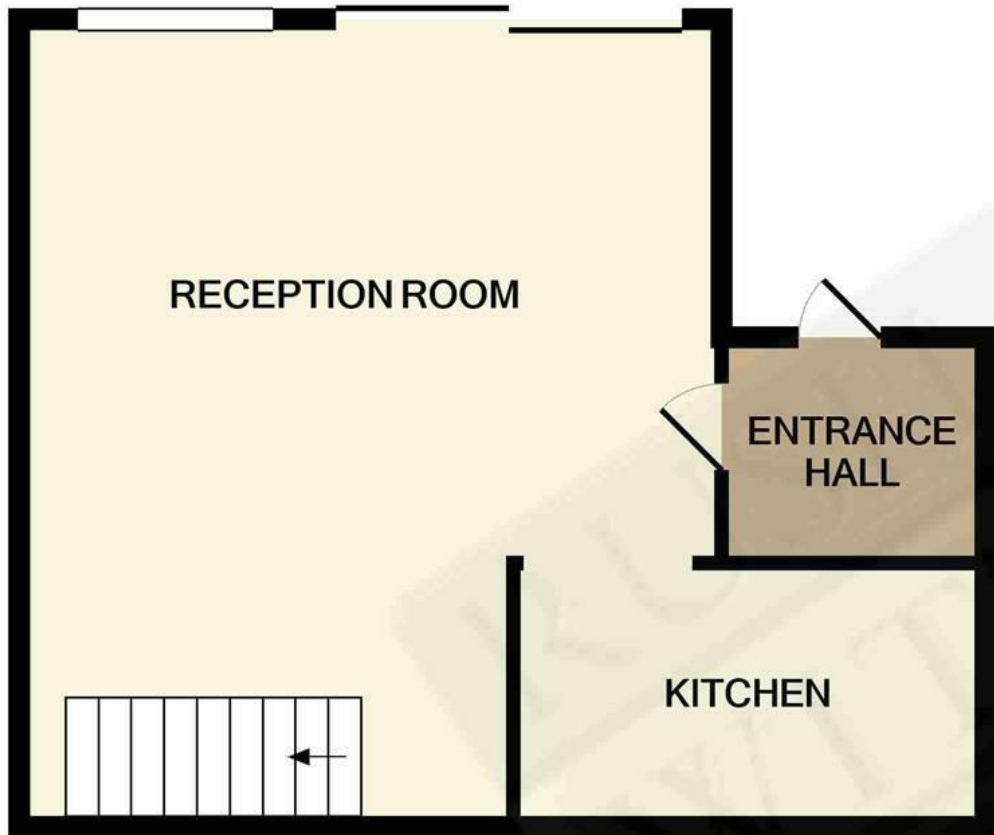
Allocated parking space to the front of the property.

**Agents Note**

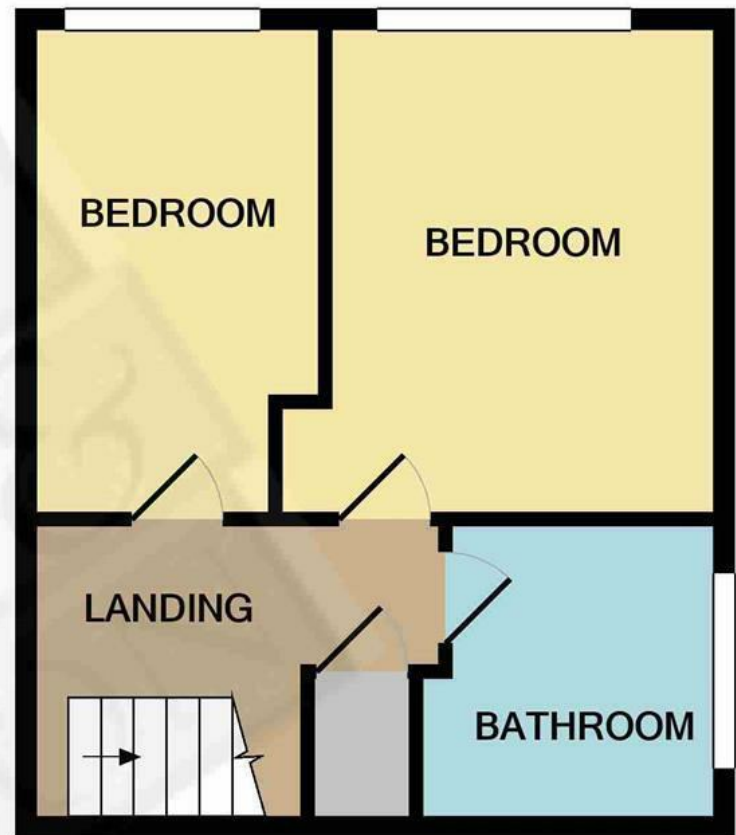
None of the services or appliances mentioned in these sale particulars have been tested.

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  
APPROX. FLOOR  
AREA 349 SQ.FT.  
(32.4 SQ.M.)

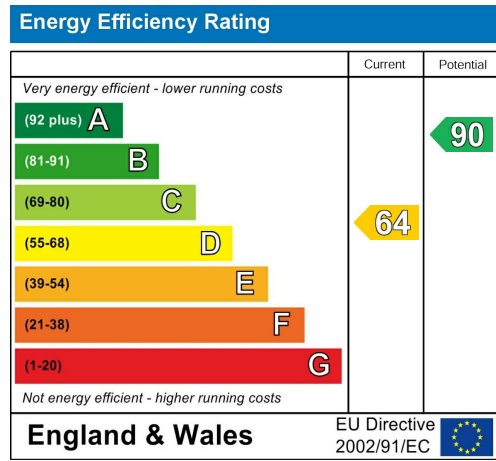


1ST FLOOR  
APPROX. FLOOR  
AREA 282 SQ.FT.  
(26.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 631 SQ.FT. (58.6 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

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