

**RUSH  
WITT &  
WILSON**



**19 Southlands Road, Bexhill-On-Sea, East Sussex TN39 5HG**  
**£379,950**

**An opportunity to acquire this exceptionally well presented three bedroom semi-detached 1930's character property, ideally located in this sought after area. The property has been modernised by the current owners to an exceptional standard throughout and offers bright and spacious accommodation comprising a bay-fronted lounge, modern fitted kitchen leading through to dining room, three double bedrooms, modern fitted family bath/shower room and a ground floor WC. Other internal benefits include gas central heating through to radiators with Hive central heating system and double glazed windows throughout. Externally the property boasts stunning private and secluded westerly facing rear garden, low maintenance front garden and a driveway providing off road parking for multiple vehicles. Ideally situated with in easy walking distance of local amenities, local schools and countryside, whilst still only been a short drive to Bexhill town centre with mainline rail station and seafront. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning family home in this popular location. Offered NO ONWARD CHAIN.**



### **Entrance Hall**

Obscure glass panelled front door with modern electric key card entry system leading to the entrance hall, obscured double glazed window to the front elevation, with radiator, stairs leading to first floor, large under-stairs storage cupboard with lighting, providing ample storage space, LVT flooring.

### **Lounge**

14'2" x 10'11" (4.34 x 3.34)

Double glazed bay window to the front elevation, radiator, feature brick fireplace.

### **Dining Room**

10'11" x 9'11" (3.33 x 3.03)

Double glazed French doors giving access onto the rear garden patio, radiator, feature fireplace, large open archway leading through to the kitchen, LVT flooring.

### **Kitchen**

14'0" x 10'10" (4.28 x 3.31)

Double aspect, double glazed window to the rear and side elevations, double glazed door to side elevation giving access to the side of the property, modern fitted kitchen with a range of two tone wall and base level units with solid wood worktop surfaces, Stainless steel bowl and half sink with drainer and mixer tap, integrated dishwasher, large range style cooker with stainless steel splashback and extractor hood above, LVT flooring, integrated washing machine.

### **Utility/ Storage Cupboard**

Housing the gas central heating boiler, fitted shelving, space for tumble dryer.

### **Ground Floor WC**

Low level wc, wall mounted wash hand basin with mixer tap and mosaic tiled splashback, LVT flooring.

### **First Floor Landing**

Large storage cupboard with fitting shelving, access to loft space with fitted loft ladder.

### **Bedroom One**

13'10" x 10'11" (4.23 x 3.35)

Double glazed bay window to the front elevation, radiator.

### **Bedroom Two**

10'10" x 9'4" (3.32 x 2.87)

Double glazed window to the rear elevation, radiator.

### **Bedroom Three**

10'0" x 8'4" (3.05 x 2.55)

Double glazed window to the rear elevation, radiator, fitted storage cupboard with fitted shelving and storage cupboard above.

### **Family Bath/Shower Room**

Obscured double glazed windows to the side elevation, heated chrome towel rail, modern white bathroom suite comprising large walk in corner shower cubicle with wall mounted shower controls, shower attachment and rain effect showerhead, low level wc, vanity unit with hand basin, mixer tap and storage drawers beneath, panelled enclosed bath with mixer tap, tiled walls, extractor fan, recessed ceiling spotlights, bathroom mirror with light and shaver point.

### **Outside**

#### **Front Garden**

Driveway providing off road parking for multiple vehicles, low maintenance front garden that is mainly gravelled laid with some plants and shrubs, gated access down the side of the property leading to the rear.

#### **Rear Garden**

Private and secluded westerly facing rear garden with sun patio, the rest of the garden is mainly laid to lawn with some mature plants, shrubs and trees, large timber garden shed.

#### **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.



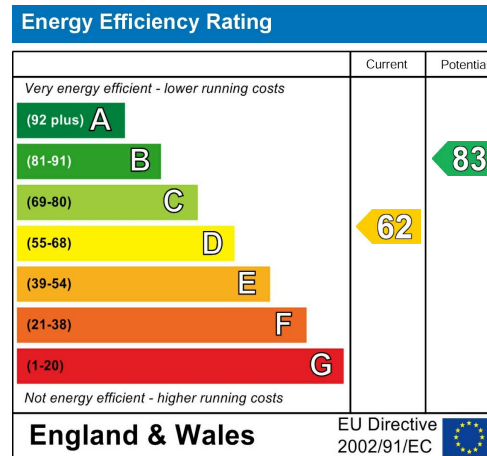
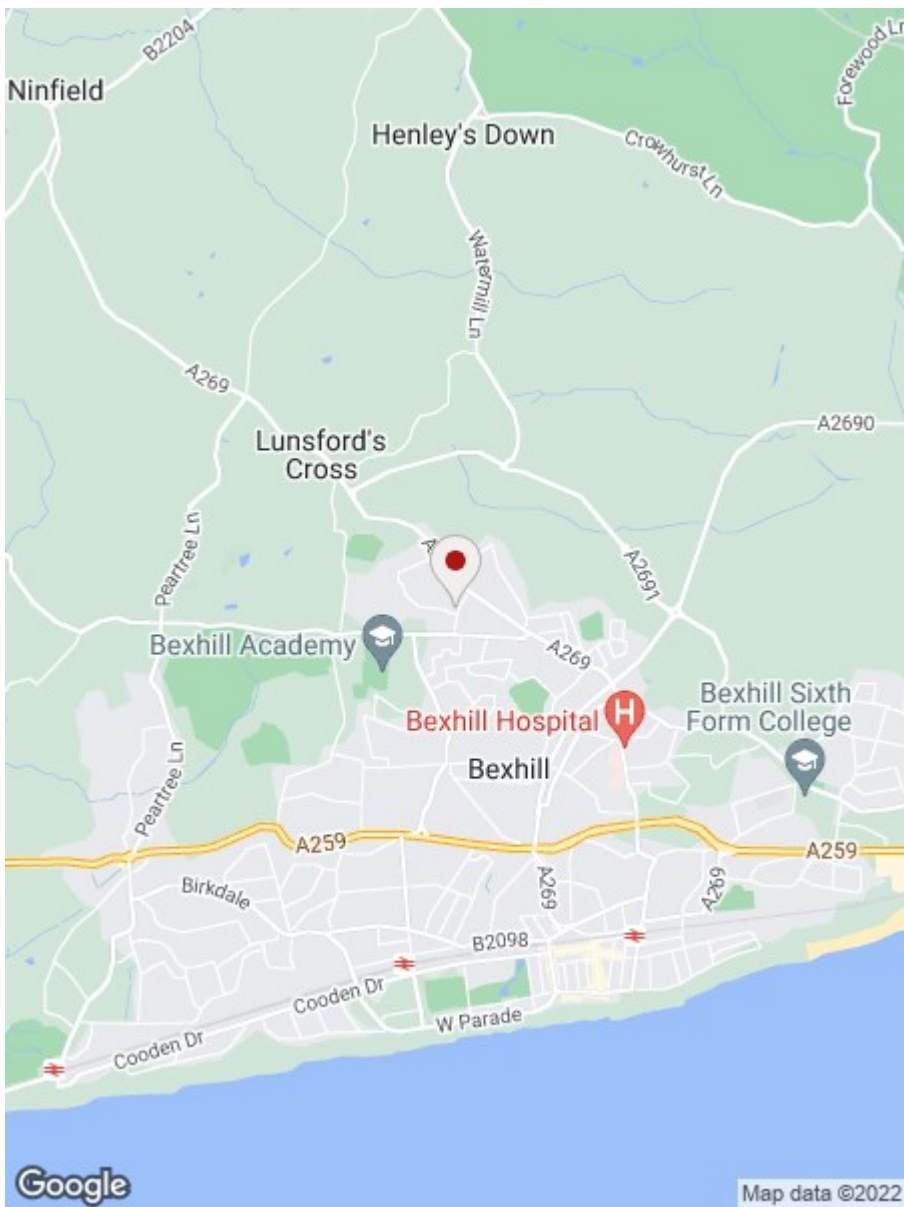
GROUND FLOOR



1ST FLOOR



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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