

**RUSH  
WITT &  
WILSON**



**4b Buxton Drive, Bexhill-On-Sea, East Sussex TN39 4BD  
£235,000**

**A spacious two bedroom semi detached house with two reception rooms, gas central heating system, downstairs cloakroom, double glazed windows and doors, first floor bathroom, private front & rear gardens, off road parking via double gates in brick paved hardstanding, no onward chain. Viewing comes highly recommended by RWW sole agents.**



**Entrance Hall**

With entrance door, single radiator.

**Cloakroom**

WC with high level flush, modern ideal gas central heating and domestic hot water boiler, obscured glass window to the side elevation.

**Living Room**

15'10 x 10'4 (4.83m x 3.15m)

Windows overlook the front elevation, single radiator, feature fireplace.

**Dining Room**

11'3 x 10'4 (3.43m x 3.15m)

Single radiator, tilt and turn door/window to the rear with two additional windows, single radiator.

**Kitchen/ Breakfast Room**

17'4 x 8'3 (5.28m x 2.51m)

Two windows to the side elevation, window to the rear, door leads to the rear garden, under stairs storage cupboard, fitted kitchen comprising a range of base and wall units with laminate worktops, single drainer stainless steel sink unit with mixer tap, wall panelling, plumbing for washing machine, space for cooker, space for fridge/freezer.

**First Floor Landing**

Window to the side elevation, access to roof space.

**Bedroom One**

15'10 x 8'9 (4.83m x 2.67m)

Dual aspect windows to both side elevations, single radiator, built in wardrobe cupboards.

**Bedroom Two**

8'11 x 8'7 (2.72m x 2.62m)

Window to the rear elevation, single radiator, built in wardrobe cupboards.

**Bathroom**

suite comprising corner bath with hand/shower attachment, tiled splashback, wc with low level flush, pedestal wash hand basin, double radiator, obscured glass window overlooks the front elevation, large built in airing cupboard, electric shaver point with light.

**Outside****Front Garden**

Mainly paved offering off road parking space for two cars, shrub and flower beds to the side, enclosed with fencing to all sides, side access to the rear garden.

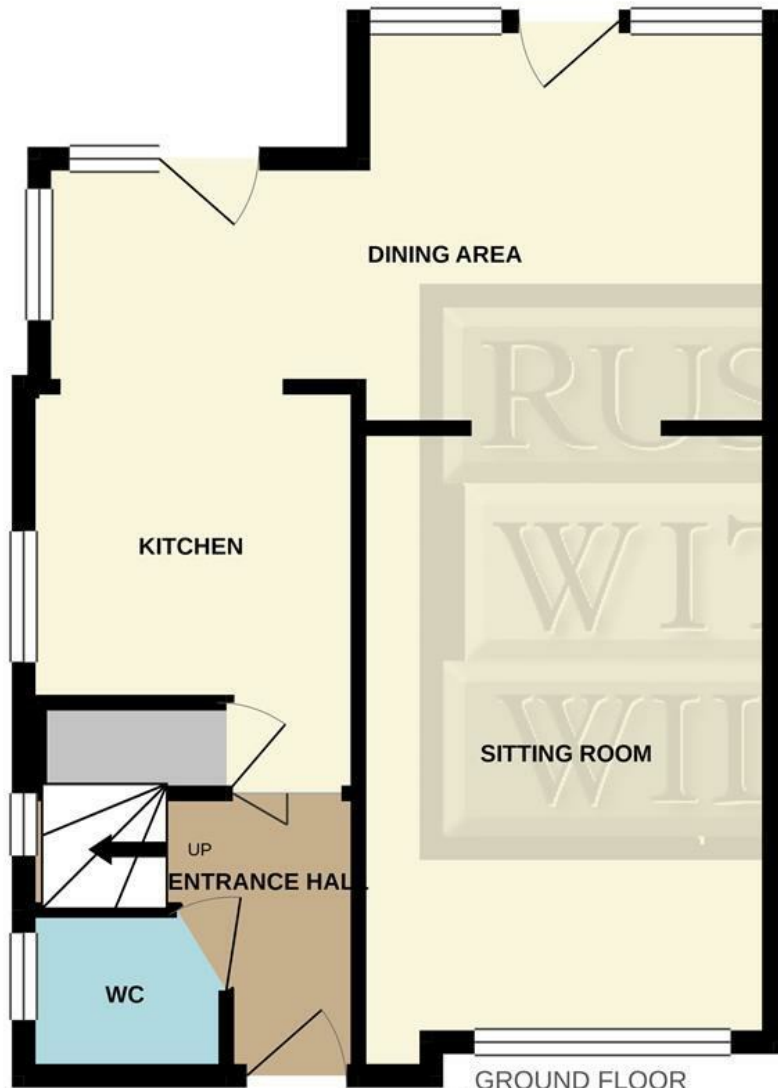
**Rear Garden**

Mainly laid to lawn, enclosed with fencing to all sides, timber framed shed to rear.

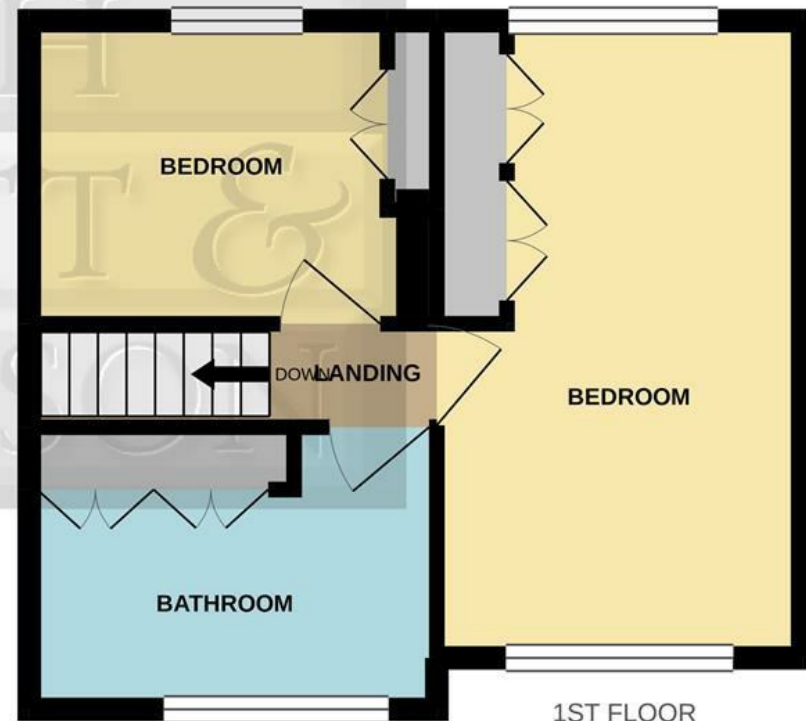
**Agents Note**

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.





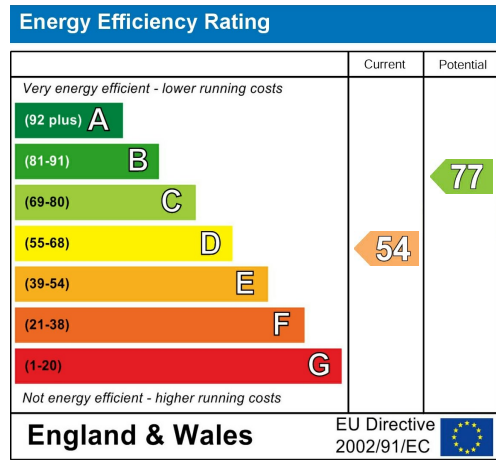
**GROUND FLOOR**  
456 sq.ft. (42.4 sq.m.) approx.



**1ST FLOOR**  
319 sq.ft. (29.6 sq.m.) approx.

**TOTAL FLOOR AREA : 775 sq.ft. (72.0 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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