

**RUSH
WITT &
WILSON**



**21 Wilton Road, Bexhill-On-Sea, East Sussex TN40 1HY
£479,000**

A rare opportunity to acquire this stunning four bedroom Victorian townhouse ideally located in the heart of Bexhill Town Centre. Internally, the property comprises, bay fronted lounge, dining room, newly fitted kitchen/breakfast room, separate wc all to the ground floor, four double bedrooms and modern fitted family bathroom. Other internal benefits include gas central heating to radiators. Externally the property offers a low maintenance rear garden and small front garden. Conveniently situated within 300 yards of Bexhill Town Centre with its shops and amenities, seafront and mainline railway station. Viewing comes highly recommended by Rush Witt & Wilson, Bexhill to appreciate this stunning and spacious character home in this highly convenient location. Council Tax Band D.



Entrance Porch

With entrance door, fitted shelving & cupboard space.

Entrance Hallway

With stairs leading to first floor, radiator, wood flooring, under stair storage cupboard.

Living Room

14'9" x 14'4" (4.52 x 4.38)

Single glazed sash bay window to front elevation, double radiator, feature fireplace.

Kitchen

11'1" x 9'6" (3.39 x 2.90)

Modern fitted kitchen with a range of matching wall and base level units with laminate wood effect work top surfaces, sink with drainer & mixer tap, integrated dishwasher, built in oven with four ring gas hob and extractor fan above, space for freestanding fridge/freezer, space for under counter fridge, tiled splashbacks, recessed ceiling spot lights, double glazed window to side elevation and double glazed French doors giving access onto rear garden. Kitchen also housing the gas central heating boiler.

Dining Room

11'4" x 13'10" (3.47 x 4.22)

Singled glazed sash windows to rear elevation, double radiator.

Downstairs W/C

Suite comprising w.c low level flush, vanity unit with wash hand basin and mixer tap, tiled splashbacks, obscured glass window to side elevation.

First Floor Landing

Window to side and front elevations, radiator, utility cupboard with space and plumbing for washing machine & tumble dryer, stairs leading to second floor.

Family Bathroom

Modern suite comprising w/c low level flush, panelled bath with mixer tap and chrome hand shower attachment, walk in shower with chrome wall mounted shower controls and shower head, vanity unit with wash hand basin & mixer tap, chrome heated towel rail, tiled walls & floor, recessed ceiling spotlights, obscured glass panelled window to rear elevation.

Bedroom One

14'6" x 14'0" (4.43 x 4.27)

Double glazed bay window to front elevation, radiator.

Bedroom Three

13'7" x 11'4" (4.16 x 3.47)

Double glazed window to rear elevation, radiator.

Second Floor Landing

Single glazed sash to side elevation, notable sized storage cupboard.

Bedroom Two

14'7" x 12'2" (4.47 x 3.73)

Double glazed window to front elevation, radiator.

Bedroom Four

10'10" x 14'9" (3.32 x 4.50)

Double glazed window to rear elevation with distant sea views, radiator.

Outside**Front Of Property**

Low maintenance front garden, side access from front to rear.

Off Road Parking

Providing parking for multiple vehicles.

Rear Garden

Low maintenance rear garden, mainly laid with patio, suitable for alfresco dining, newly installed sheltered area to the side, enclosed to all sides, side access available

Agents Notes

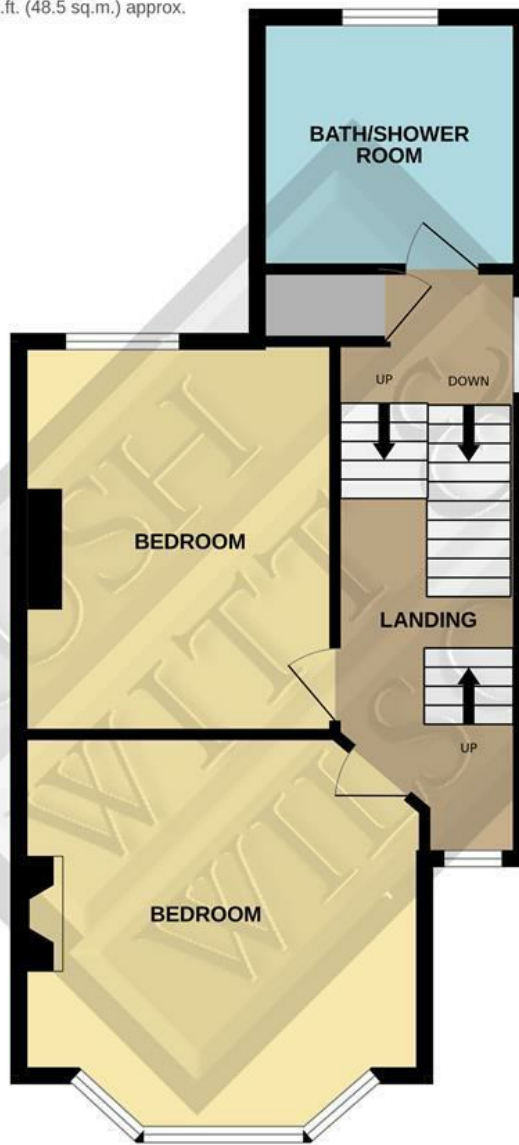
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.5 sq.m.) approx.

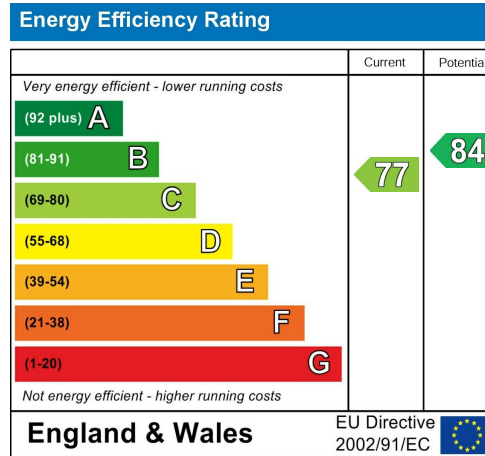


2ND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1474 sq.ft. (136.9 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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