

**RUSH
WITT &
WILSON**



**51 Hornbeam Avenue, Bexhill-On-Sea, East Sussex TN39 5JQ
Offers In Excess Of £343,000**

***Call today to book a viewing* A beautifully presented four bedroom detached family house with two reception rooms, two bathrooms, downstairs cloakroom, gas central heating system, double glazed windows and doors, private front & rear gardens, garage, off road parking, viewing recommended by Rush Witt & Wilson.**



Entrance Hall

With entrance door, understairs storage cupboard, single radiator.

Cloakroom

WC with low level flush, corner wash hand basin with tiled splash-back, single radiator, obscure glass window to the front elevation.

Living Room

17'3 x 10'8 (5.26m x 3.25m)

Double radiator, bay window to front elevation, beautiful ornate stone fireplace with Real flame gas fire.

Dining Room

12'6 x 8'5 (3.81m x 2.57m)

Patio doors to rear garden, single radiator.

Kitchen

13'10 x 10'1 (4.22m x 3.07m)

Window to rear elevation. Modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and a half bowl single drainer sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, tiled splash-backs, built-in oven and grill with gas hob, extractor canopy and light.

Utility Room

Laminated worktop with splash-backs, plumbing for washing machine, space for tumble dryer, double radiator, door leads out to the side elevation.

First Floor Landing

Window to side, access to roof space, single radiator.

Family Bathroom

Suite comprising panelled bath with hand shower attachment, wc with low level flush, pedestal wash hand basin, tiled splash-back, single radiator, tiled floor, half height wall tiling, obscure glass window to side elevation and electric shaver point.

Bedroom One

15'10 x 9'5 (4.83m x 2.87m)

Window to front elevation, single radiator and built-in wardrobe cupboard.

En-Suite

Walk-in shower with chrome controls, chrome shower head, w.c. with low level flush, pedestal wash hand basin, single radiator, tiled floor, obscure glass window to the side elevation.

Bedroom Two

10'8 x 9'5 (3.25m x 2.87m)

Window to rear elevation, single radiator, built-in wardrobe cupboard.

Bedroom Three

9'5 x 7' (2.87m x 2.13m)

Window to rear elevation, single radiator.

Bedroom Four

10'3 x 9'6 (3.12m x 2.90m)

Single radiator, window to front elevation, built-in airing cupboard with pre-lagged hot water cylinder and slatted shelving.

Outside

Front Garden

Mainly planted with mature shrubbery, pebbled features, side access and pathway to front entrance door.

Single Garage

With up and over door, power and light and off road parking available on driveway.

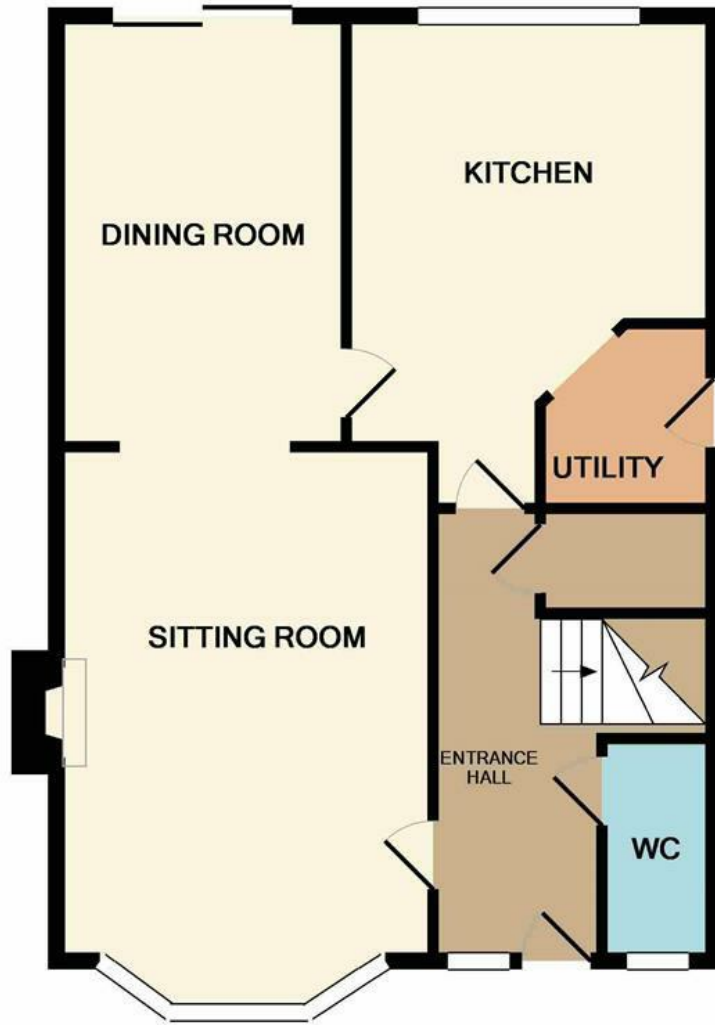
Rear Garden

Mainly laid to lawn with well stocked shrub beds with mature shrubbery of various kinds, three patio areas for alfresco dining, outside water tap.

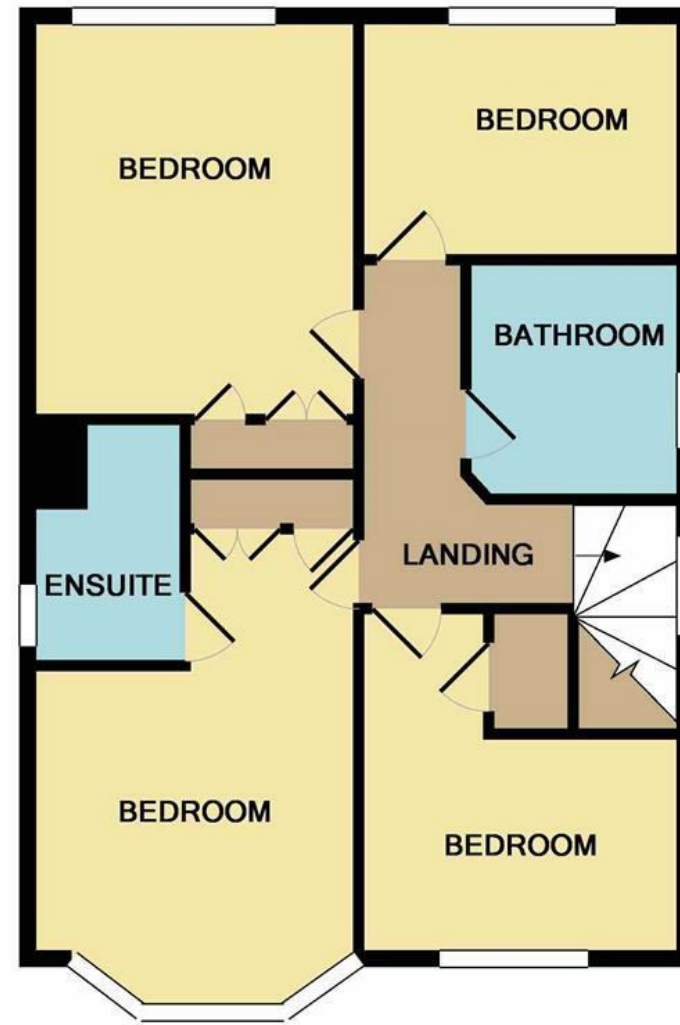
Agents Note

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.





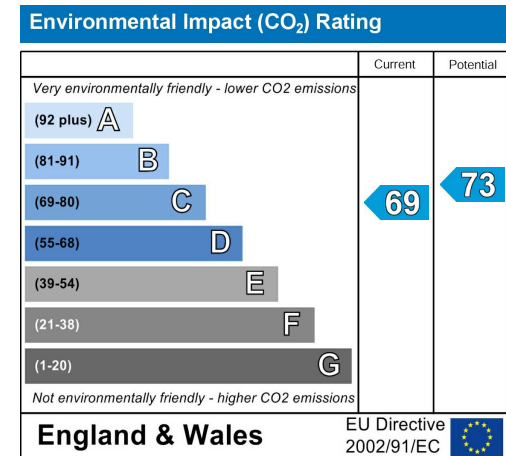
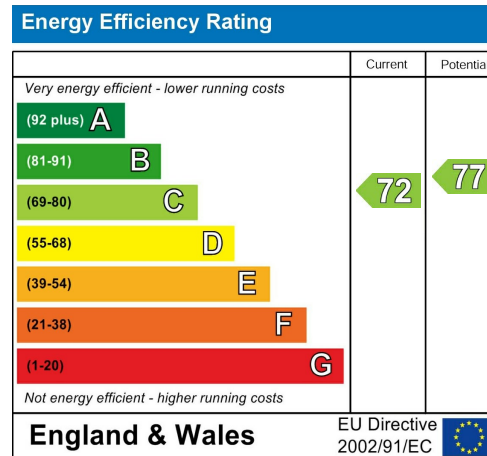
GROUND FLOOR
 APPROX. FLOOR
 AREA 526 SQ.FT.
 (48.9 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 518 SQ.FT.
 (48.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1044 SQ.FT. (97.0 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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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