

**RUSH  
WITT &  
WILSON**



**47 School Place, Bexhill-On-Sea, East Sussex TN40 2PX  
£272,000**

**Modern two bedroom semi-detached house with accommodation providing kitchen/breakfast room, living/dining room and conservatory. To the first floor there is two bedrooms and a family bathroom. Other benefits include gas central heating system and double glazed windows and doors. To the outside of the property there are private front and rear gardens, off road parking and garage. Viewing comes highly recommended by Rush Witt & Wilson, sole agents.**



**Entrance Porch**

Entrance door opening to:

**Living/Dining Room**

16'9" x 11'8" (5.11m x 3.58m )

Window to the front elevation, two single radiators.

**Kitchen/Breakfast Room**

11'10" x 10'3" (3.61m x 3.13m )

Window to the rear elevation and single radiator. Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, plumbing for washing machine, wall mounted gas central heating and domestic hot water boiler, space for cooker, space for fridge/freezer and other white goods, tiled splashbacks.

**Conservatory**

7'8" x 6'0" (2.35m x 1.83m )

UPVC double glazed construction with patio doors to rear garden.

**First Floor****Landing**

Access to the roof space, single radiator, built-in airing cupboard.

**Bedroom One**

11'10" x 10'2" (3.61m x 3.1m )

Single radiator, window to the front elevation with sea views.

**Bedroom Two**

11'10" x 10'5" (3.61m x 3.19m )

Single radiator, window to the rear elevation.

**Bathroom**

Suite comprising panelled bath with hand shower attachment, chrome controls and chrome shower head, shower screen, w.c. low level flush, wash hand basin with vanity unit beneath, chrome heated towel rail.

**Outside****Front Garden**

Mainly laid to lawn, with pathway leading to the front entrance and to the side there is access to the rear garden.

**Rear Garden**

Mainly laid to lawn and all enclosed with fencing and trellising, decked area for alfresco dining and well stocked flower and shrub beds of various kinds.

**Garage**

Situated to the front of the property and is en-bloc with up and over door.

**Off Road Parking**

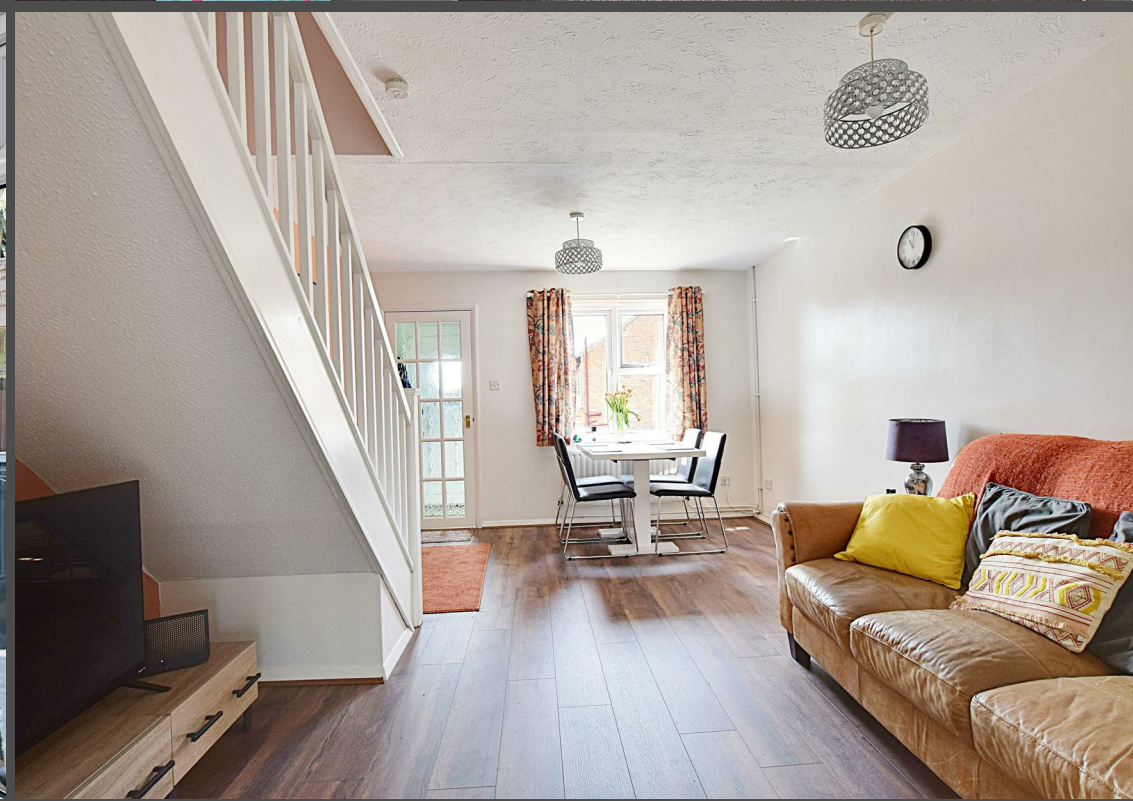
To the front of the property for two vehicles.

**Agents Note**

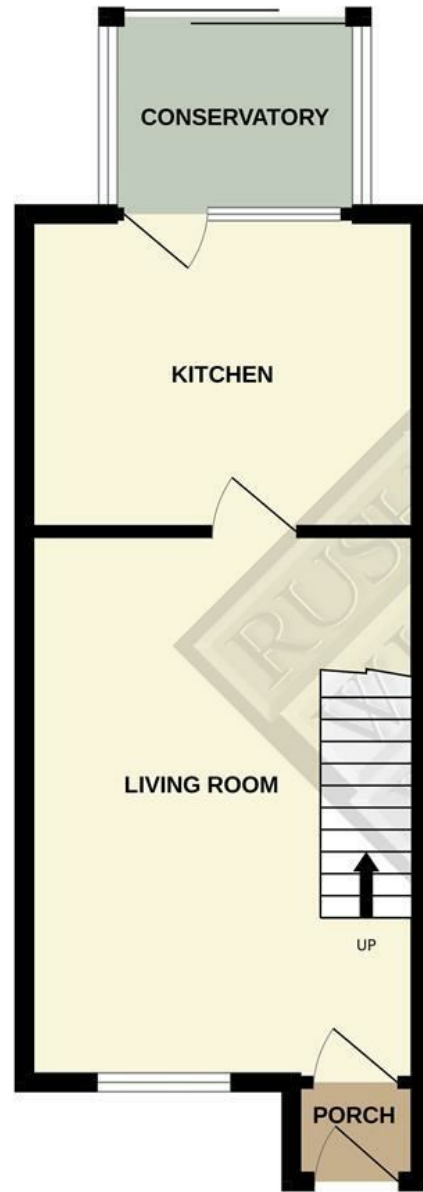
None of the services or appliances mentioned in these sale particulars have been tested.

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.

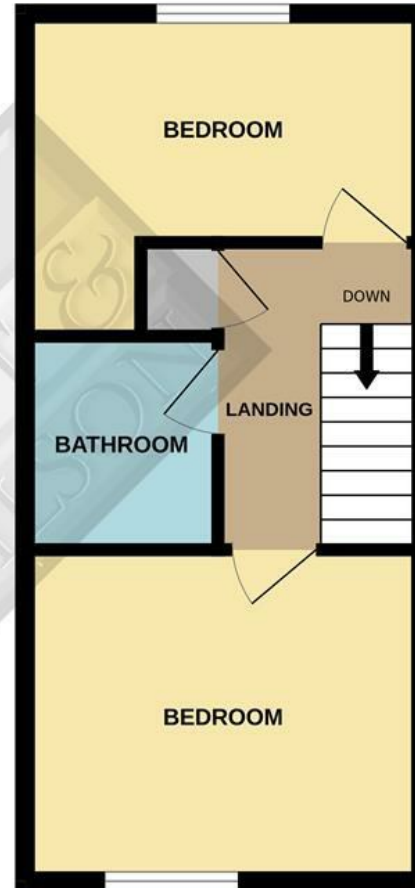
Council Tax Band - B



GROUND FLOOR  
360 sq.ft. (33.5 sq.m.) approx.

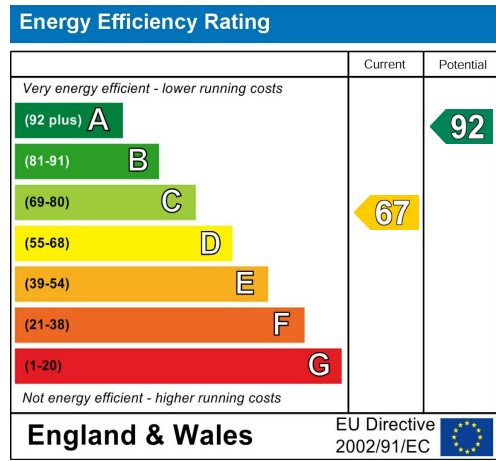
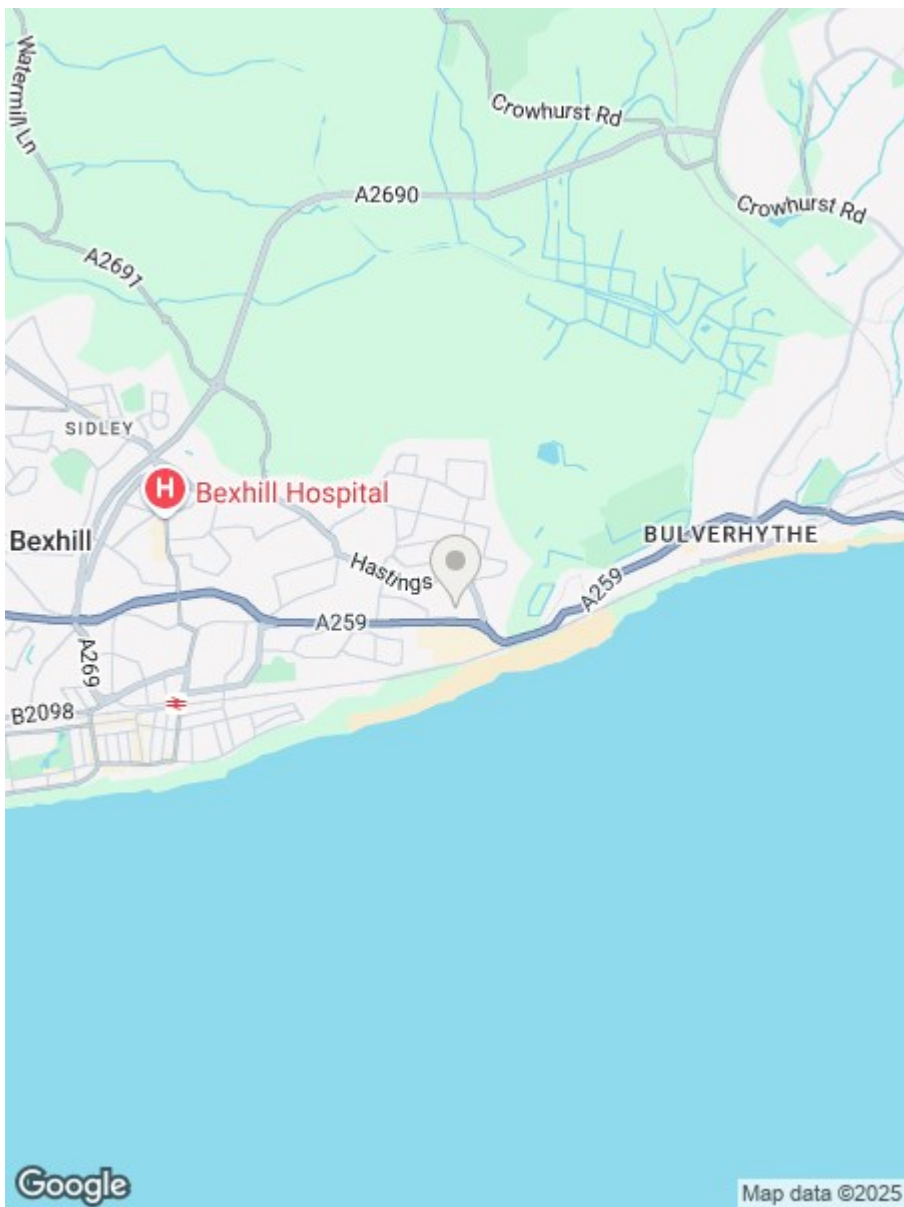


1ST FLOOR  
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 664 sq.ft. (61.7 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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