

**RUSH
WITT &
WILSON**



39 North Road, Bexhill-On-Sea, East Sussex TN39 5BJ
£217,500

A spacious three bedroom mid terrace Victorian house, gas central heating system, double glazed windows and doors, private front and rear gardens, two reception rooms, no onward chain, viewing comes highly recommended by RWW sole agents.



Entrance Hall

With entrance door, half height cladding, laminate wood flooring.

Living Room

13'10 x 11'5 (4.22m x 3.48m)

Bay window to the front elevation, double radiator, feature fireplace.

Dining Room

12' x 11'3 (3.66m x 3.43m)

Window to the rear elevation, double radiator, laminate wood flooring, under stairs storage.

Kitchen

13'7 x 9'6 (4.14m x 2.90m)

Windows to both rear and side elevations, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with taps, plumbing for washing machine, space for dishwasher, wall mounted gas central heating and domestic hot water boiler, door to side, space for Range Master style cooker, extractor canopy and light, space for fridge/freezer, partly tiled walls.

First Floor Landing

Access to roof space.

Bedroom One

12'8 x 14' (3.86m x 4.27m)

Bay window to the front elevation, single radiator, fitted wardrobe cupboards.

Bedroom Two

11'3 x 7'9 (3.43m x 2.36m)

Window to the rear elevation, fitted wardrobe cupboards, shelving, single radiator.

Bedroom Three

9'10 x 10'6 (3.00m x 3.20m)

Window to the rear elevation, single radiator, fitted shelving.

Bathroom

Suite comprising panelled bath with hand shower attachment, wc with low level flush, pedestal wash hand basin, double radiator, obscure glass window to the side elevation.

Outside**Front Garden**

Mainly laid to patio, enclosed with retaining wall, pathway to front entrance door.

Rear Garden

Sunny westerly aspect, mainly laid to lawn, enclosed with fencing to all sides, rear access via gate, pathway to side door and patio area.

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.







| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**