

**RUSH  
WITT &  
WILSON**



**1 Carfax Close, Bexhill-On-Sea, East Sussex TN39 5EG**  
**£279,000**



**A beautifully presented, refurbished three bedroom end of terrace house, with garage, re fitted kitchen with twin butler sink and solid wood worktops, spacious lounge, separate dining room, utility cupboard, south facing rear garden, gas central heating system, double glazed windows and doors, entrance porch and rear lobby. Viewing comes highly recommended by RWW sole agents. Council Tax Band B.**



**Entrance Hallway**

With entrance door, single radiator.

**Living Room**

18'3" x 13'0" (5.58 x 3.98)

Windows to the front elevation, single and double radiators, living flame gas coal effect fire with ornate fireplace and surround.

**Dining Room**

11'6" x 8'0" (3.53 x 2.45)

Double radiator, patio doors overlook the southerly facing rear garden, built in storage cupboard.

**Kitchen**

9'10" x 9'0" (3.00 x 2.76)

Window to the rear southerly elevation, re-fitted kitchen comprising a range of base and wall units with solid wood block worktops, twin butler sink with mixer tap, plumbing for washing machine, space for American style fridge/freezer, integrated oven with grill with microwave oven above, electric glass hob with extractor canopy and light, tiled splashbacks.

**Rear Lobby**

Door leading into rear garden, double radiator.

**Utility Room**

Window to the side elevation, plumbing for washing machine, space for tumble dryer.

**First Floor Landing**

With access to roof space.

**Bedroom One**

11'10" x 13'2" (3.62 x 4.03)

Window to the front elevation with far reaching views, additional window to the side elevation.

**Bedroom Two**

11'5" x 10'11" (3.49 x 3.34)

Window to the rear southerly elevation overlooking the adjoining allotments, built in storage cupboard.

**Bedroom Three**

10'10" x 8'3" (3.32 x 2.52)

Window to the front elevation, single radiator, overhead wardrobe cupboards.

**Bathroom**

Modern suite comprising wc with low level flush, pedestal mounted wash hand basin with vanity unit beneath, single radiator, obscured glass window to the rear elevation, tiled walls, panelled baths with wall mounted electric shower unit, controls and showerhead.

**Outside**

**Front Garden**

Mainly laid to lawn with pathways to the front entrance door.

**Rear Garden**

Southerly facing, mainly laid to lawn, all enclosed with fencing to all sides offering privacy and seclusion, brick built storage room.

**Garage En-Bloc**

With metal up and over door.

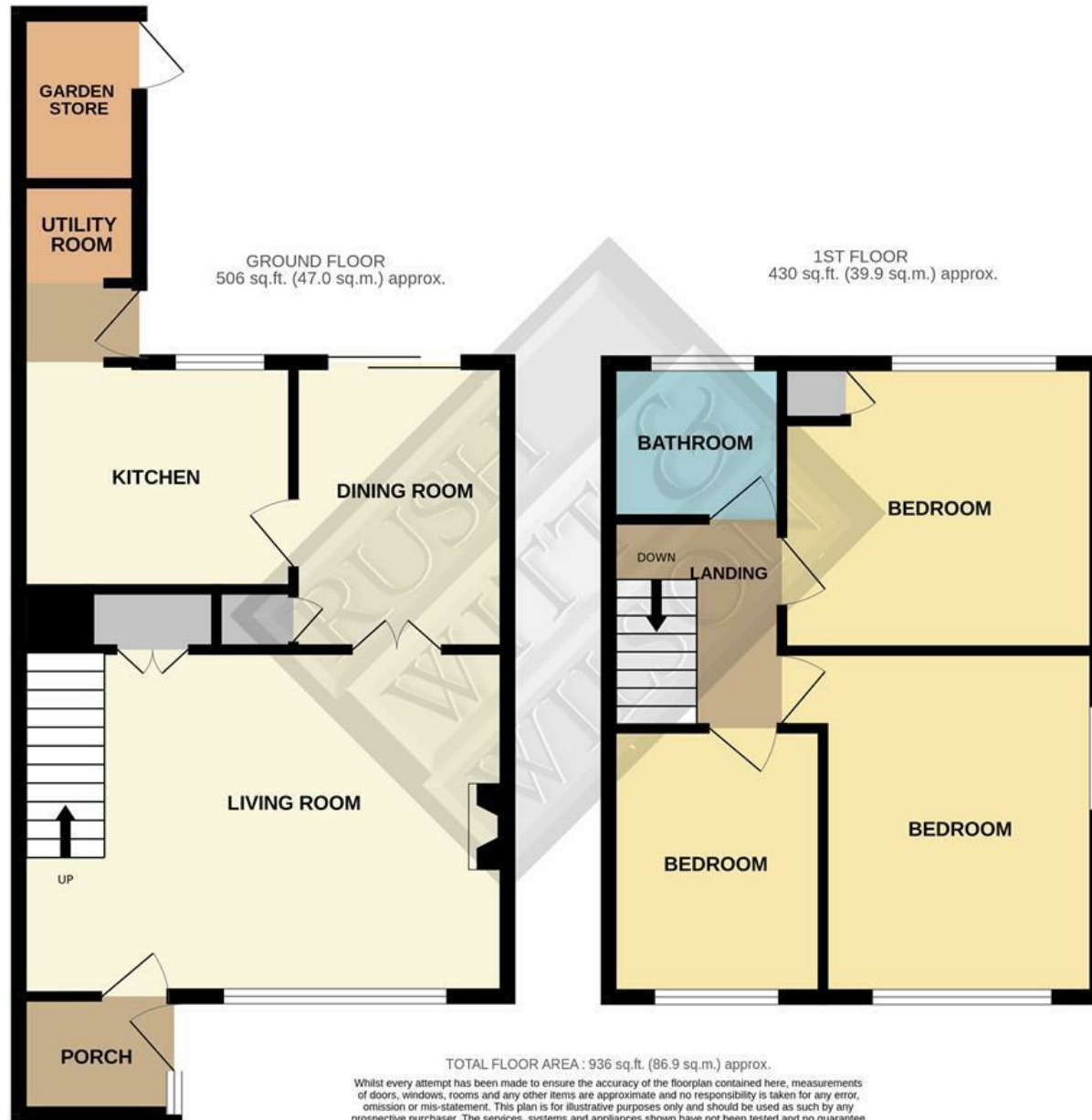
**Agents Note**

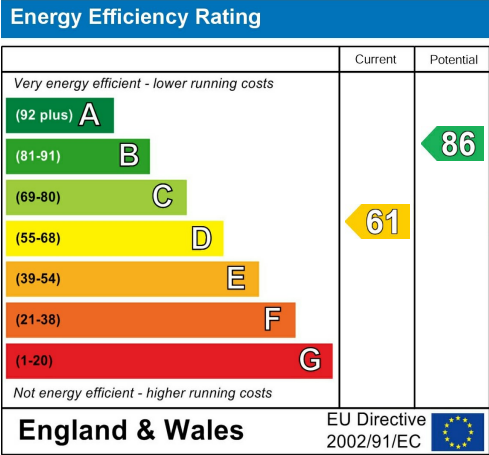
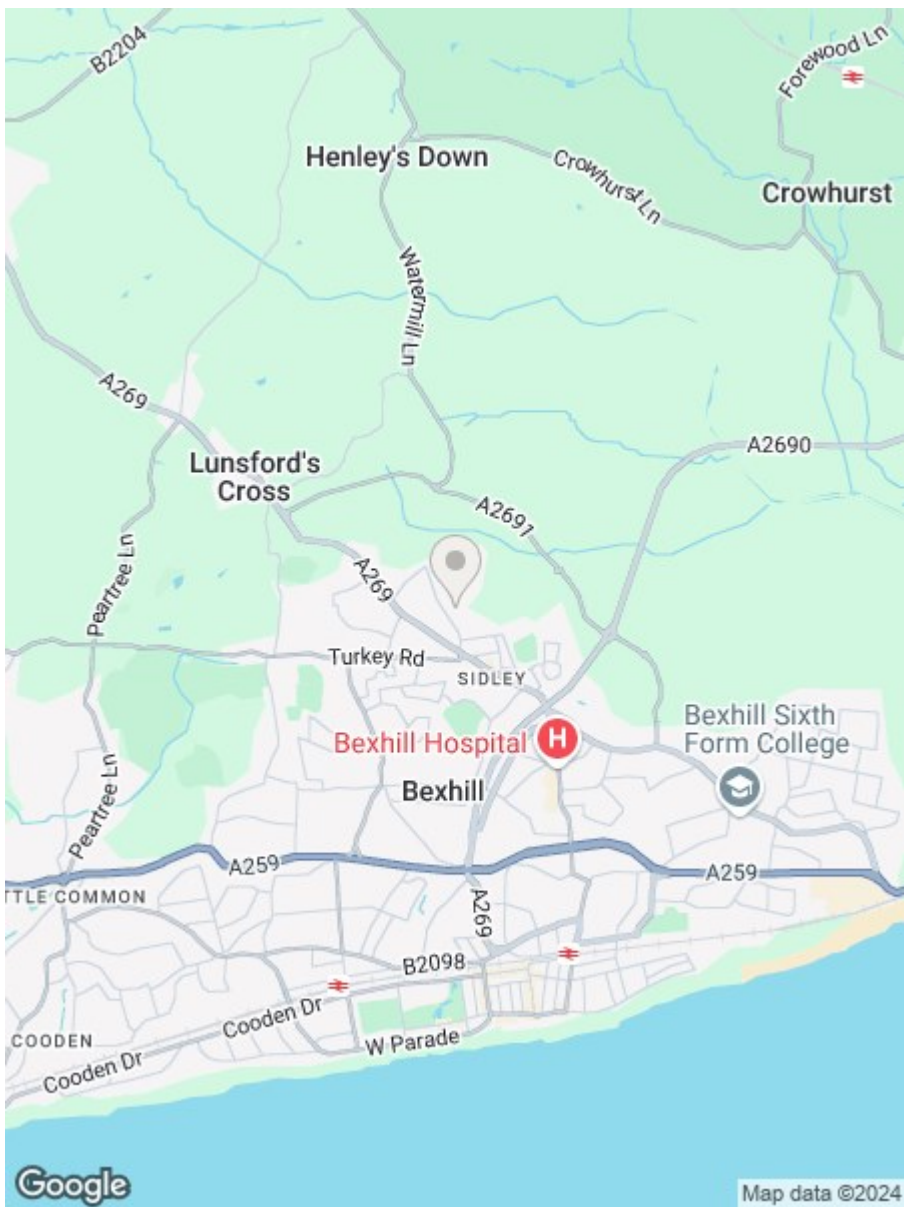
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.











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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**