

**RUSH
WITT &
WILSON**



**79 Little Common Road, Bexhill-On-Sea, East Sussex TN39 4JA
£255,000**

A charming two bedroom, mid terrace cottage, with two reception rooms, gas central heating system, double glazed windows and doors, private front and rear gardens, no chain, situated opposite the beautiful Downs in Bexhill, viewing comes highly recommended by RWW sole agents, Council Tax Band B.



Entrance Lobby

With entrance door.

Entrance Hallway

With single radiator.

Living Room

10'0" x 14'11" (3.07 x 4.56)

Bay window to the front elevation overlooks Bexhill Downs, open fireplace, single radiator, exposed floorboards.

Dining Room

10'9" x 11'8" (3.28 x 3.58)

Windows to the rear elevation, ornate fireplace, under stairs storage cupboard, exposed floorboards.

Kitchen

12'9" x 7'8" (3.89 x 2.36)

Window overlooks both the rear and side elevations, door to side, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, gas hob, integrated oven and grill with extractor canopy and light, tiled splashbacks, space for fridge/freezer.

First Floor Landing**Bedroom One**

14'2" x 11'7" (4.32 x 3.55)

Window overlooks the front elevation, single radiator, built in wardrobe cupboard.

Bedroom Two

12'2" x 8'3" (3.72 x 2.53)

Single radiator, window to the rear elevation.

Bathroom

Suite comprising panelled bath with wall mounted electric shower unit, controls and showerhead, shower screen, wc with low level flush, pedestal mounted wash hand basin, double radiator, built in linen cupboard, obscured glass window to the rear elevation.

Outside**Front Garden**

With area for bins.

Rear Garden

Southerly aspect, patio area, lawned area, outside water tap, enclosed with fencing to all sides, gate to rear, timber framed shed.

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
413 sq.ft. (38.4 sq.m.) approx.

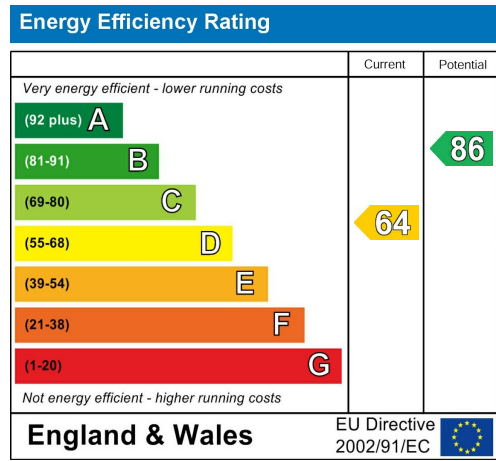


1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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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