

**RUSH  
WITT &  
WILSON**



**28 Sidley Street, Bexhill-On-Sea, East Sussex TN39 5BG**  
**£252,500**

**A stunning three bedroom partially terraced house, presented to an exceptional standard by the current vendors, living room with wood burning stove, double glazed windows and doors, beautiful kitchen/breakfast room, gas central heating system, private front and west facing rear garden, side passage way, modern bathroom suite complete with roll top bath, viewing comes highly recommended by RWW sole agents. Council Tax Band B.**



**Entrance Hallway**

With entrance door, double radiator.

**Living Room**

14'3" x 11'5" (4.36 x 3.49 )

Bay window overlooks the front elevation, double radiator, wood burning stove.

**Kitchen/Breakfast Room**

24'11" x 12'1" (7.61 x 3.70)

Windows to both the side and rear elevation, door to rear garden, feature fireplace, under stairs storage, double radiator, fitted kitchen comprising a range of matching base and wall units with laminate straight edge worktops, single drainer enamel sink unit with mixer tap, plumbing for washing machine, plumbing for dishwasher, built in oven and grill, space for fridge/freezer, induction hob, vertical radiator.

**First Floor Landing**

Access to roof space, storage cupboard, double radiator.

**Bedroom One**

15'1" x 13'8" (4.61 x 4.19)

Bay window to the front elevation, double radiator.

**Bedroom Two**

11'5" x 9'3" (3.48 x 2.84)

Window to the rear elevation, double radiator.

**Bedroom Three**

9'7" x 9'6" (2.93 x 2.92)

Window to the rear elevation, radiator.

**Bathroom**

Suite comprising roll top bath with hand/shower attachment, chrome controls, shower screen, wc with low level flush, pedestal mounted wash hand basin, heated towel rail, window to the side elevation.

**Outside****Front Garden**

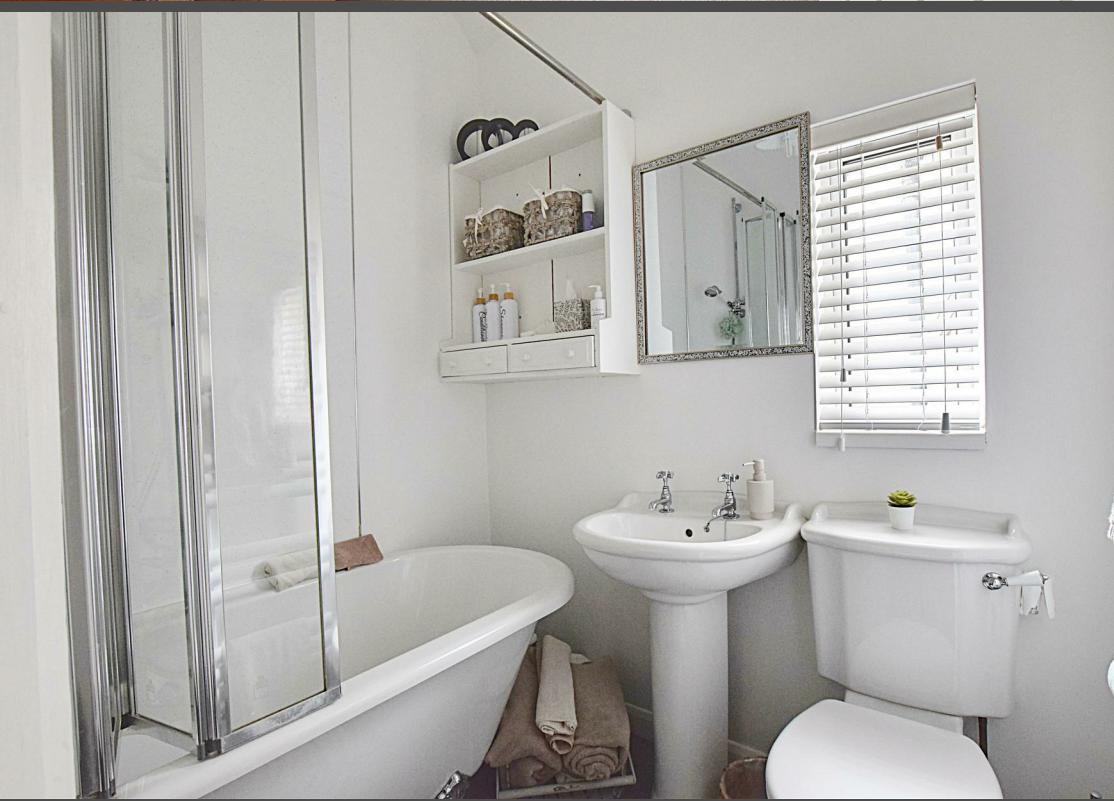
Retaining wall, space for potted plants, pathway to the front entrance. side access is available.

**Rear Garden**

Enclosed with fencing to all sides, side access, timber framed shed, lawned area, flowerbeds, log store.

**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.



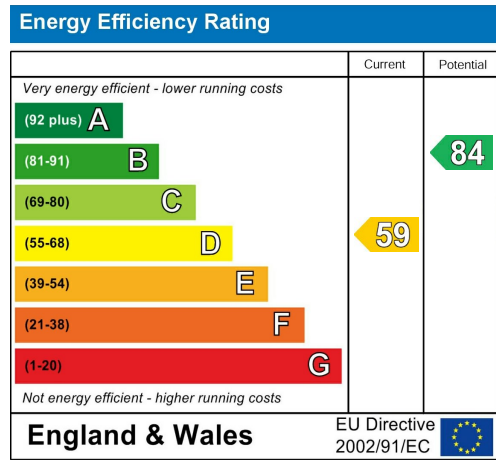
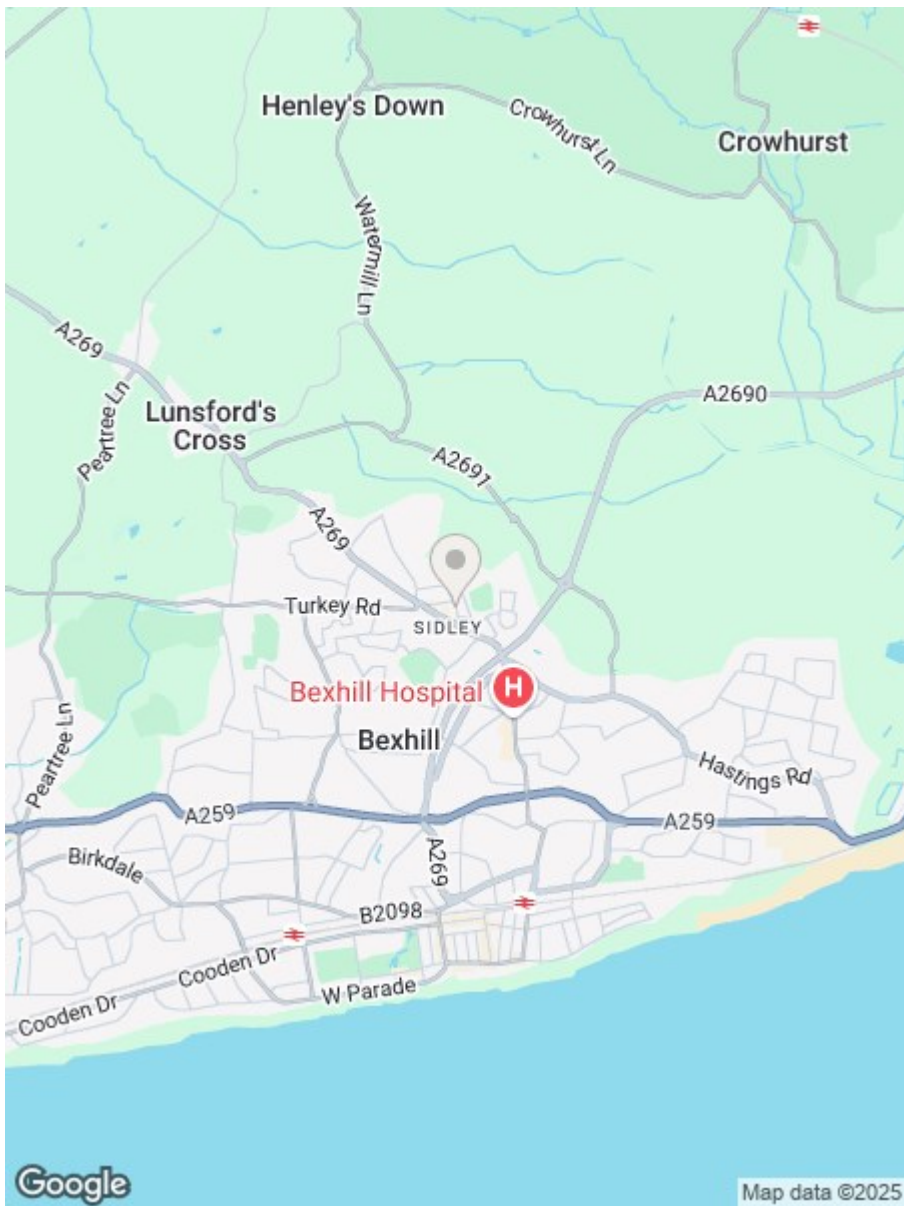
GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.

1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.6 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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