

**RUSH  
WITT &  
WILSON**



**70 Reginald Road, Bexhill-On-Sea, Sussex TN39 3PG  
£285,000**

**An opportunity to acquire this exceptionally well presented three bedroom Victorian terraced house conveniently located within easy walking distance of Bexhill town centre. Having been modernised to an exceptionally high standard throughout, the property comprises bay fronted lounge with wood burning stove, dining room, stunning modern fitted kitchen which opens through to the utility room, three bedrooms and a family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers low maintenance private gardens to both front and rear of the property. Ideally situated within easy walking distance of Bexhill town centre, mainline rail station and seafront viewing comes highly recommended by Sole agents RWW Bexhill to appreciate this stunning home in this highly convenient location.**



**Entrance Porch**

5'3" x 3'4" (1.61 x 1.03)

Obscured glass panelled composite front door leading to entrance porch, electric consumer unit, glass panelled internal door leading to the hallway.

**Hallway Opening Into Dining Room**

11'10" x 15'2" (3.62 x 4.63)

Hallway opens up into the dining room, stairs leading to the first floor, radiator, double glazed window to the rear elevation, open archway leading through to lounge, built in alcove storage cupboards with fitted shelving, coved ceilings, designer hanging pendent lights, doorway leading through to kitchen.

**Lounge**

Double glazed bay window to the front elevation, radiator, door leading back through to hallway, feature fireplace with wood burning stove with feature reclaimed oak mantel piece, fitted storage cupboard, decorative corniced ceiling.

**Kitchen**

15'8" x 9'6" (4.80 x 2.91)

Double glazed window to the side elevation, obscured double glazed door giving access to the rear garden, radiator, stunning modern fitted kitchen with a range of matching wall and base level units with straight edge laminate worktop surfaces, ceramic double sink with mixer tap and drainer, plumbing space for dishwasher, integrated electric oven, worktop mounted gas hob with fitted extractor hood above, space for American style fridge/freezer, cupboard housing gas central heating boiler, radiator, part tiled walls, recessed ceiling spotlights, open archway leading through to utility area, under stairs storage cupboard housing the gas meter.

**Utility Area**

8'7" x 4'5" (2.63 x 1.36)

Double glazed window to the rear elevation overlooking the rear garden, two double glazed skylight windows, vaulted ceiling with recessed ceiling spotlights, matching wall units, straight edge laminate worktop surfaces, breakfast bar, plumbing space for washing machine, under counter space for tumble dryer, tiled floor, radiator.

**First Floor Landing**

Radiator, access to loft space with pull down ladder.

**Bedroom One**

14'0" x 11'10" (4.27 x 3.62)

Double glazed bay window to the front elevation, radiator, ornamental original feature fireplace, bespoke joinery providing fitted wardrobes with a range of hanging space, shelving and cupboard space.

**Bedroom Two**

11'9" x 9'6" (3.6 x 2.90)

Double glazed window to the rear elevation, radiator.

**Bedroom Three**

12'8" x 9'4" at widest points. (3.88 x 2.87 at widest points. )

Double glazed window to the rear elevation, radiator, fitted shelving.

**Bathroom**

Obscured double glazed window to the side elevation, heated chrome towel rail, white suite comprising low level wc, pedestal mounted wash hand basin with mixer tap, large corner bath with mixer tap, corner seat, wall mounted shower controls and shower attachment, bi-folding glass shower screen, part tiled walls.

**External****Rear Garden**

Low maintenance rear garden with raised timber decking area, raised flowerbeds, gate giving rear access from the alleyway into the garden, boarded with wall and panelled fencing with some mature plants and shrubs.

**Front Garden**

Low maintenance front garden which is gravelled laid with pathway and step leading to the front 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.



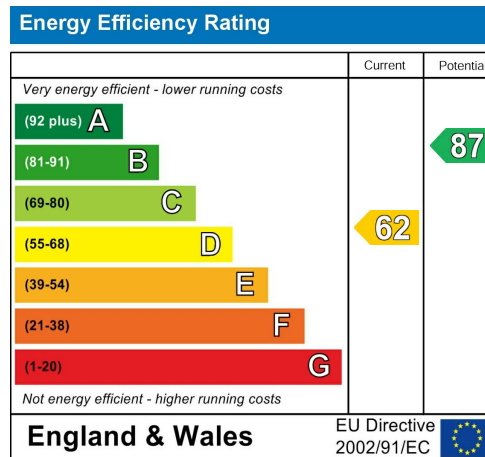


GROUND FLOOR  
 APPROX. FLOOR  
 AREA 559 SQ.FT.  
 (51.9 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 509 SQ.FT.  
 (47.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1068 SQ.FT. (99.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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