

**RUSH
WITT &
WILSON**



**201 London Road, Bexhill-On-Sea, East Sussex TN39 4AB
£174,950**

This property is attached in a block of four houses and comprises two bedrooms, modern family bathroom, sitting room with direct access to the garden and fitted kitchen. Internal benefits include electric heating to radiators, air conditioning unit in the sitting room and sealed unit double glazing. Externally there is a private rear garden and allocated parking space. This property represents an ideal first time buyer purchase or buy to let investment and is offered with no onward chain.



Reception

15'11" x 15'4" (4.85 x 4.67)

Bedroom

11'9" x 9'0" (3.58 x 2.74)

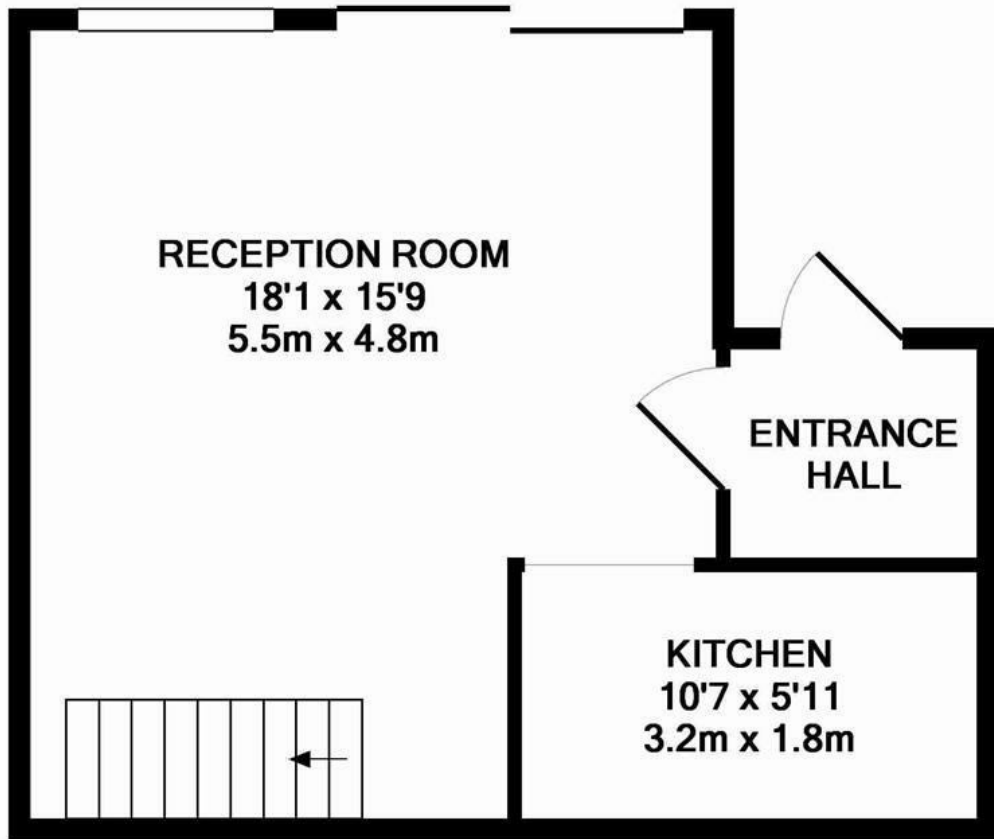
Bedroom

11'5" x 6'5" (3.48 x 1.96)

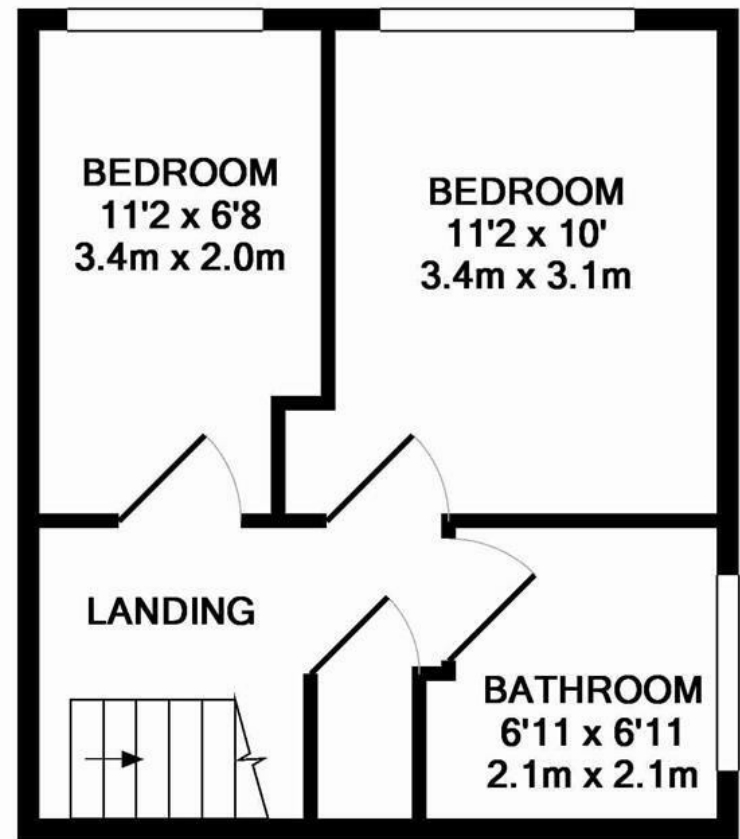
Kitchen

10'6" x 5'11" (3.20 x 1.80)





GROUND FLOOR
APPROX. FLOOR
AREA 349 SQ.FT.
(32.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 282 SQ.FT.
(26.2 SQ.M.)

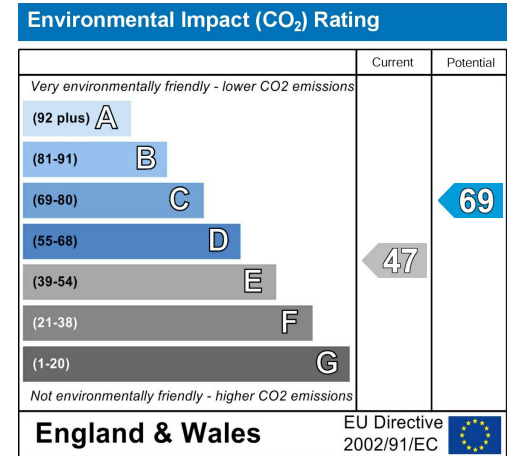
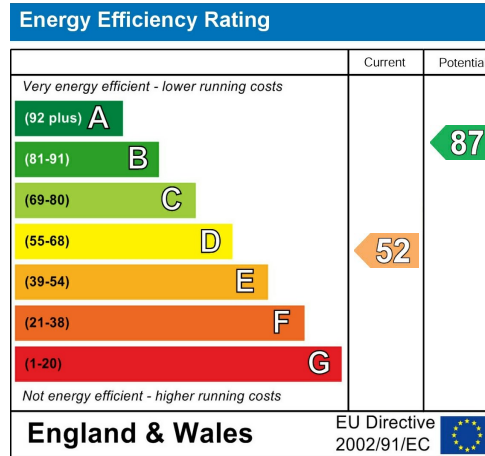
TOTAL APPROX. FLOOR AREA 631 SQ.FT. (58.6 SQ.M.)

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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