

**RUSH  
WITT &  
WILSON**



**8 Cornwall Road, Bexhill-On-Sea, East Sussex TN39 3JW  
£419,000**

**A beautifully presented five bedroom terraced house, situated in the highly sought after and convenient location of Bexhill Town Centre with its wide range of amenities and within short walking distance to Bexhill Seafront and mainline rail station. Offering bright and spacious accommodation throughout, the property comprises, living room, dining room, modern fitted kitchen/breakfast room, five double bedrooms, downstairs wc, en-suite and modern fitted family bathroom. Other internal benefits include gas central heating system and double glazed windows and doors throughout. Externally the property offers a low maintenance rear garden. Viewing comes highly recommended by RWW sole agents. Council Tax Band D.**



### **Entrance Hallway**

With entrance door, double radiator, stairs leading to the first floor, electric consumer unit, under-stair storage cupboard with shelving.

### **Kitchen/Breakfast Room**

19'4" x 13'1" (5.90 x 4.00)

Double glazed bay window to the side elevation, glass panelled door giving access into the rear garden, modern fitted kitchen with a range of matching wall and base level units with wood block worktop surfaces, built in integrated oven with four ring gas hob and extractor canopy above, sink with drainer and mixer tap, integrated dishwasher, space for freestanding fridge/freezer, tiled splashbacks, two double radiators, recessed ceiling spotlights. Doors with access to WC, utility cupboard and rear garden.

### **WC**

Modern suite comprising wc with low level flush, floating wash hand basin with mixer tap and tiled splashbacks, chrome heated towel rail, obscured glass panelled window overlooks the rear elevation.

### **Utility Cupboard**

Utility cupboard with space and plumbing for washing machine, gas central heating boiler.

### **Living Room**

15'9" x 12'3" (4.81 x 3.75)

Double glazed windows overlooking the front elevation, double radiator, open archway leading through to dining room.

### **Dining Room**

11'2" x 9'5" (3.42 x 2.88)

Double glazed window overlooking the rear elevation, double radiator, open archway through to living room.

### **First Floor Landing**

Double radiator, two walk in storage cupboards, stairs leading to second floor.

### **Bedroom One**

14'3" x 12'2" (4.35 x 3.71)

Double glazed bay window overlooking the front elevation, double radiator.

### **En-Suite**

Suite comprising wc with low level flush, floating wash hand basin with mixer tap and tiled splashbacks, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, extractor fan, chrome heated towel rail.

### **Bedroom Two**

15'9" x 10'11" (4.82 x 3.35)

Double glazed window overlooking the rear elevation, double radiator.

### **Bedroom Three**

12'0" x 8'11" (3.67 x 2.74 )

Double glazed window overlooking the rear elevation, double radiator.

### **Bathroom**

Modern suite comprising wc with low level flush, panelled bath with chrome hot and cold tap, chrome hand shower attachment and chrome showerhead, pedestal mounted wash hand basin with mixer tap, tiled splashbacks, chrome heated towel rail, part tiled walls.

### **Second Floor Landing**

Access to roof space, double glazed windows overlooking the rear elevation.

### **Bedroom Four**

16'4" x 13'1" (5.00 x 4.00)

Double glazed windows overlooking the front elevation, double radiator.

### **Bedroom Five**

11'5" x 10'2" (3.49 x 3.10 )

Double glazed windows overlooking the rear elevation, double radiator.

### **Outside**

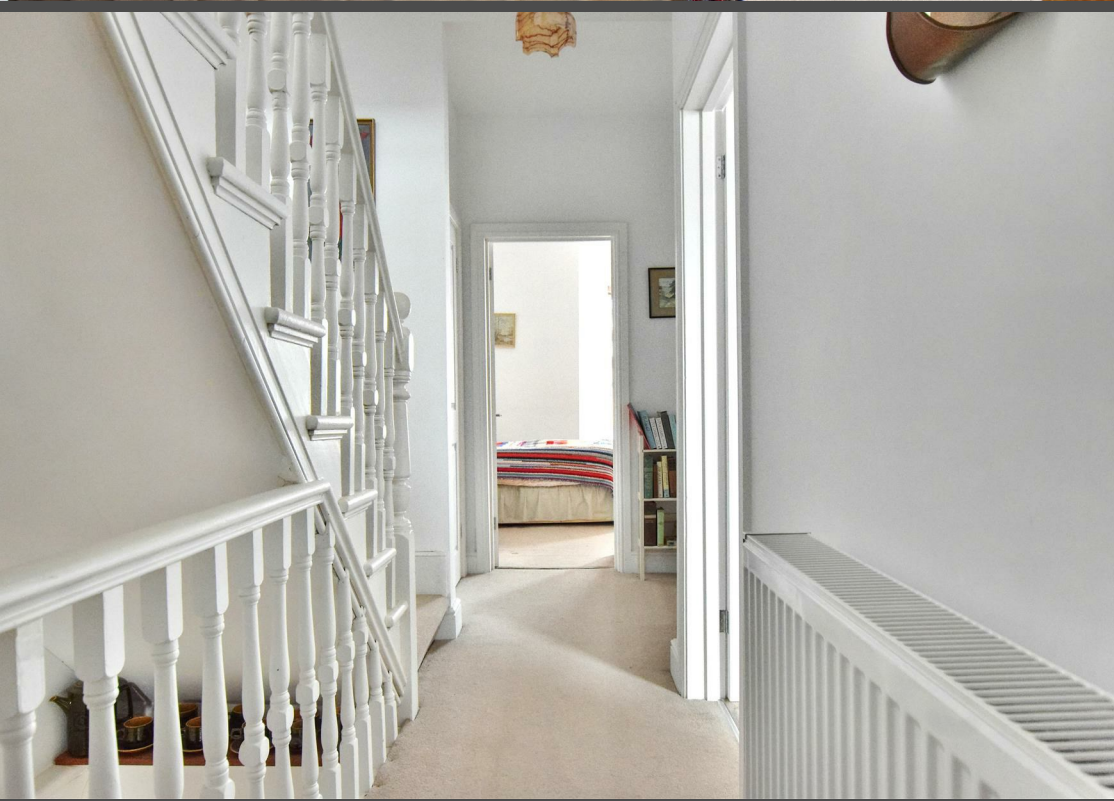
#### **Rear Garden**

With covered side passage offering access to the front of the property, the rear garden is mainly patio laid with a timber summerhouse, flowerbeds, small trees, enclosed with a combination of walls and fencing to all sides.

#### **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  
638 sq ft. (59.3 sq.m.) approx.



1ST FLOOR  
583 sq ft. (54.1 sq.m.) approx.

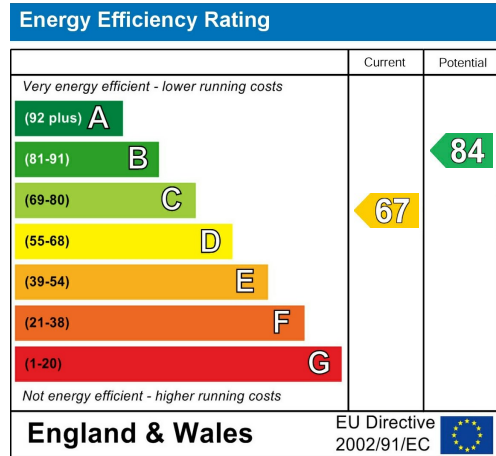
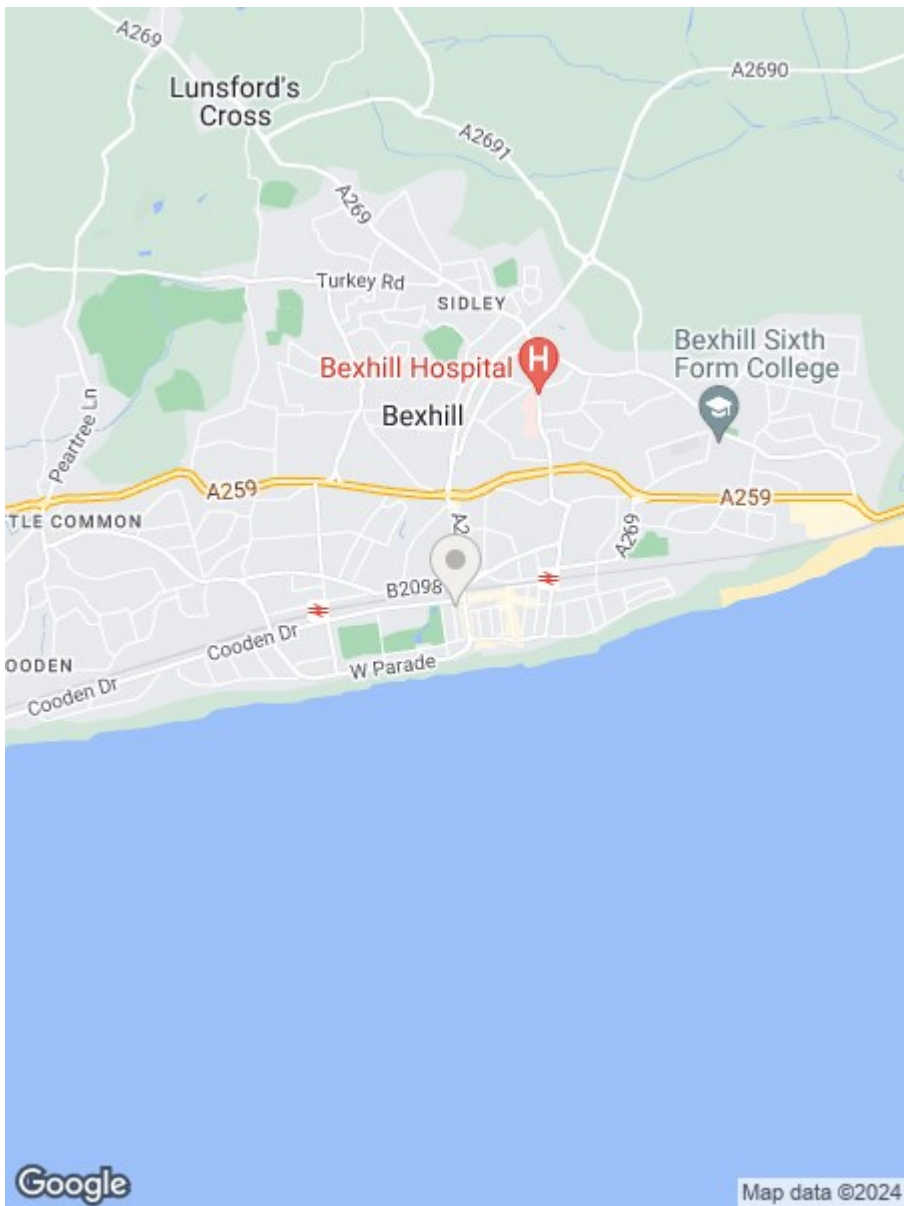


2ND FLOOR  
297 sq ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 1518 sq.ft. (141.0 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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**RUSH  
WITT &  
WILSON**

**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**