

**RUSH
WITT &
WILSON**



**15 Sedgewick Road, Bexhill-On-Sea, East Sussex TN40 2DA
£389,000**

A very spacious & bright three bedroom detached house, living room with separate dining room, modern kitchen, downstairs cloakroom, en-suite shower room to primary bedroom and additional main bathroom, gas central heating system, double glazed windows and doors, private front and westerly facing rear garden, no onward chain. Viewing comes highly recommended by RWW sole agents. Council Tax Band C.



Entrance Hall

With entrance door, obscured glass window to the side elevation, under stairs storage cupboard.

Downstairs Cloakroom

WC with low level flush, pedestal mounted wash hand basin, double radiator, obscured glass window to the side elevation.

Living Room

16'10" x 15'5" (5.15m x 4.71m)

Bay window to the front elevation, double radiator and single radiator, gas real flame effect wood burner.

Dining Room

18'8" x 10'11" (5.71m x 3.34m)

Window and French doors to the side elevation, double radiator.

Kitchen

10'11" x 9'8" (3.34m x 2.96m)

Window to the rear elevation, Velux window to the side, modern 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, plumbing for dishwasher, space for fridge/freezer, electric hob with extractor canopy and light, integrated oven and grill.

First Floor Landing

Window to the side elevation, access to roof space.

Bedroom One

12'5" x 11'1" (3.79m x 3.39m)

Window to the front elevation, double radiator.

En-Suite Shower Room

Comprising walk in shower with electric shower unit, controls and showerhead, wc with low level flush, corner wash hand basin, double radiator, partly tiled walls.

Bedroom Two

12'2" x 10'9" (3.73m x 3.30m)

Window to the rear elevation, double radiator.

Bedroom Three

8'2" x 8'0" (2.49m x 2.46m)

Window to the side elevation, single radiator.

Bathroom

Suite comprising wc with low level flush, pedestal mounted wash hand basin, panelled bath with wall mounted electric shower unit, controls and showerhead, built in airing cupboard housing the hot water cylinder and recently installed gas central heating and domestic hot water boiler, double radiator, obscured glass window to the rear elevation.

Outside**Front Garden**

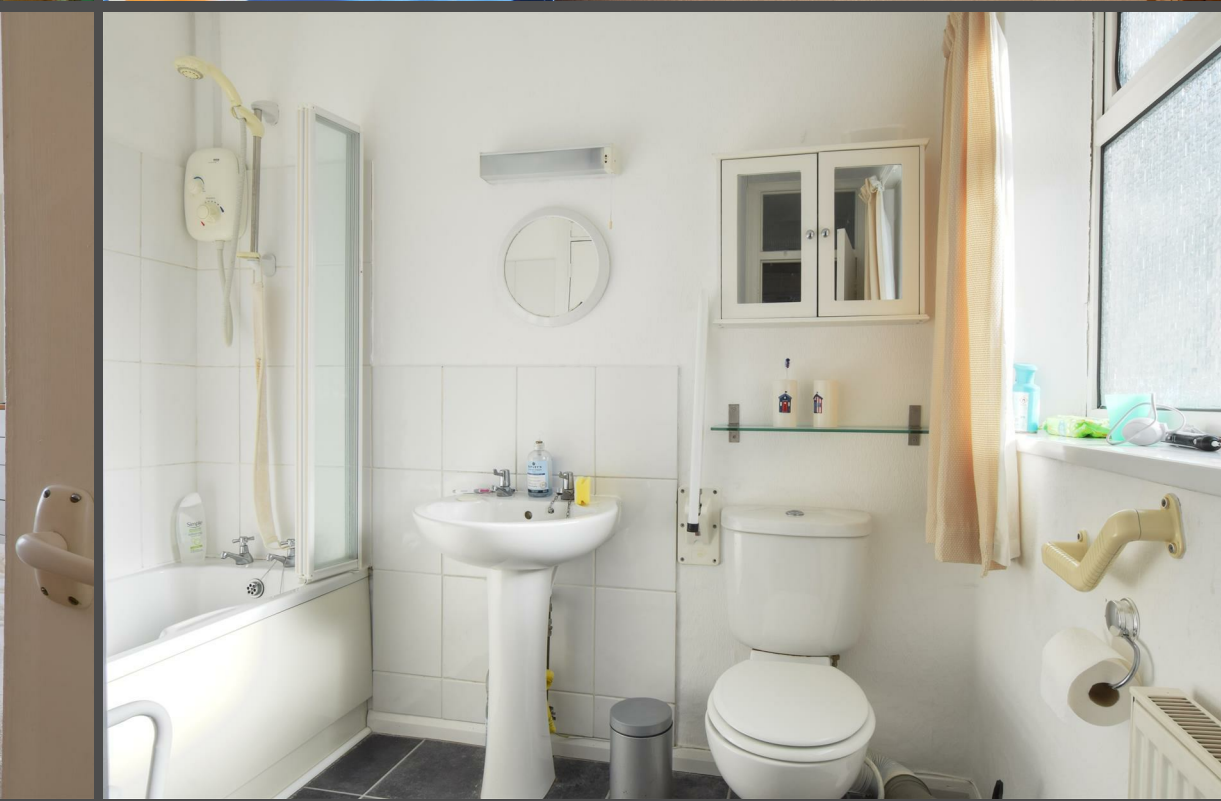
Designed with low maintenance in mind, predominantly patioed, enclosed with fencing to one side, rear access down the side of the property.

Rear Garden

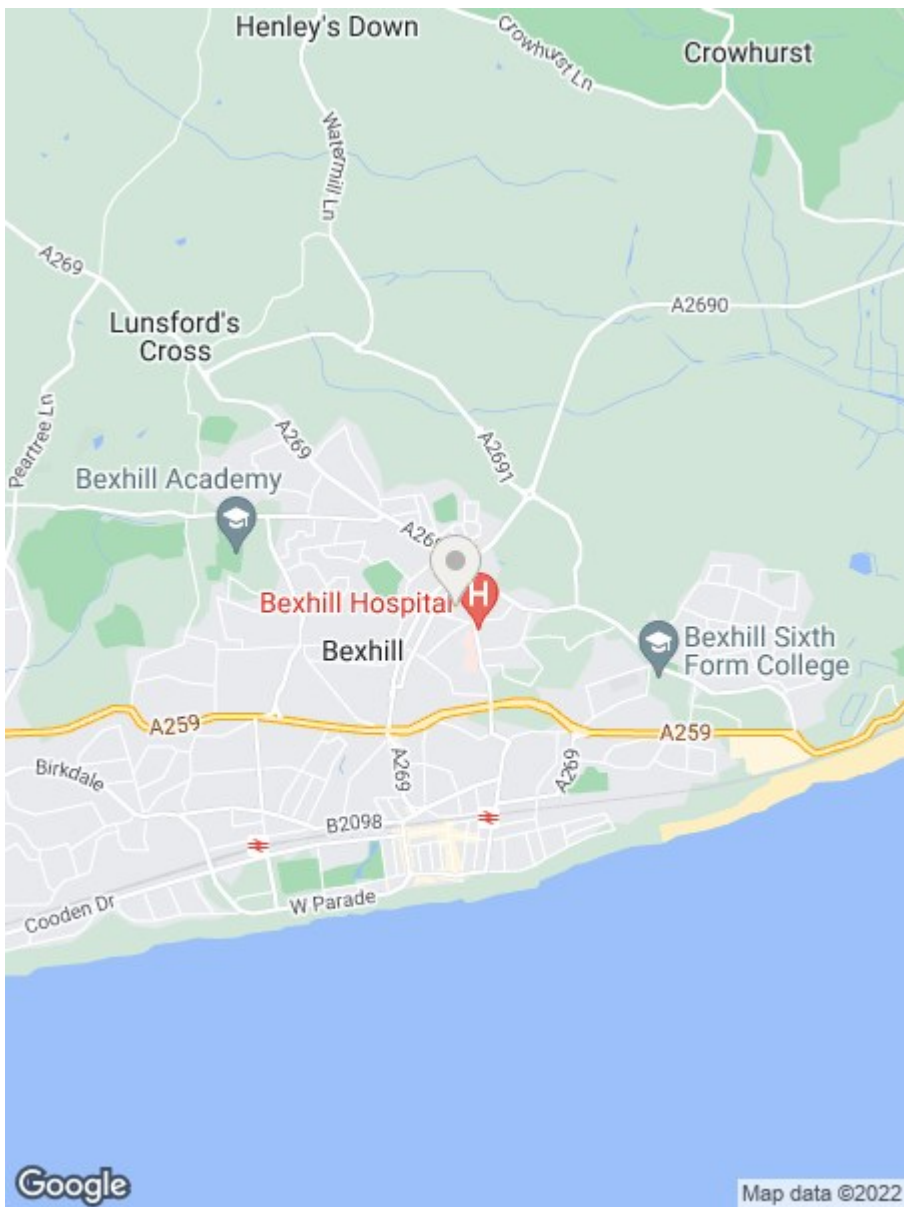
Half laid to lawn and halved laid to patio, enclosed with hedging to one side, trellised area, timber framed shed, aluminium storage shed.

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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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