

**RUSH  
WITT &  
WILSON**



**19 Camperdown Street, Bexhill-On-Sea, East Sussex TN39 5BE  
£259,000**

**A beautifully presented two bedroom end of terrace house situated in this sought after residential location of Bexhill. Offering bright and spacious accommodation throughout the property comprises bay fronted living room, modern fitted kitchen/breakfast room, two double bedrooms, modern fitted bathroom suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors. Externally the property boasts a beautiful rear garden with raised patio areas. Viewing comes highly recommended by RWW. Council Tax Band B.**



**Entrance Hall**

With obscured glass panelled door entrance door, double radiator, stairs leading to the first floor.

**Living Room**

14'3" x 13'1" (4.35m x 4.00m)

Double glazed bay window to the front elevation, double radiator, log burning stove with tiled surround and wood mantel, under stairs storage cupboard.

**Kitchen/Breakfast Room**

16'0" x 9'4" (4.88m x 2.85m)

Modern fitted kitchen with a range of matching wall and base level units with wood straight edge worktop surfaces, one and half bowl sink with drainer and mixer tap, integrated electric oven with four ring electric hob and extractor canopy above, space for freestanding fridge and freezer, space and plumbing for washing machine, double glazed windows overlook the rear elevation, glass panelled door gives access onto the rear garden, radiator.

**First Floor Landing**

Access to roof space via loft hatch.

**Bedroom One**

13'6" x 8'11" (4.12 x 2.73)

Double glazed windows to the front elevation, radiator, wardrobe cupboards with hanging space.

**Bedroom Two**

11'10" x 8'7" (3.63 x 2.62)

Double glazed window to the front elevation, single radiator.

**Bathroom**

Modern suite comprising WC with low level flush, vanity unit with wash hand basin and mixer tap, p-shaped bath with mixer tap, additional wall mounted shower attachment and rain effect showerhead, tiled splashbacks, tiled flooring, heated towel rail, obscured double glazed windows to the rear elevation.

**Outside****Front Garden**

Walled low maintenance front garden.

**Rear Garden**

South facing, mainly laid to lawn, all enclosed with fencing

to all sides, side access is available, raised patio area suitable for alfresco dining, timber framed shed, outside water tap.

**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  
350 sq.ft. (32.5 sq.m.) approx.



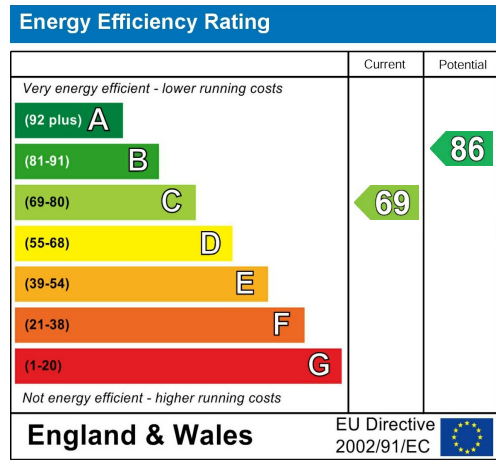
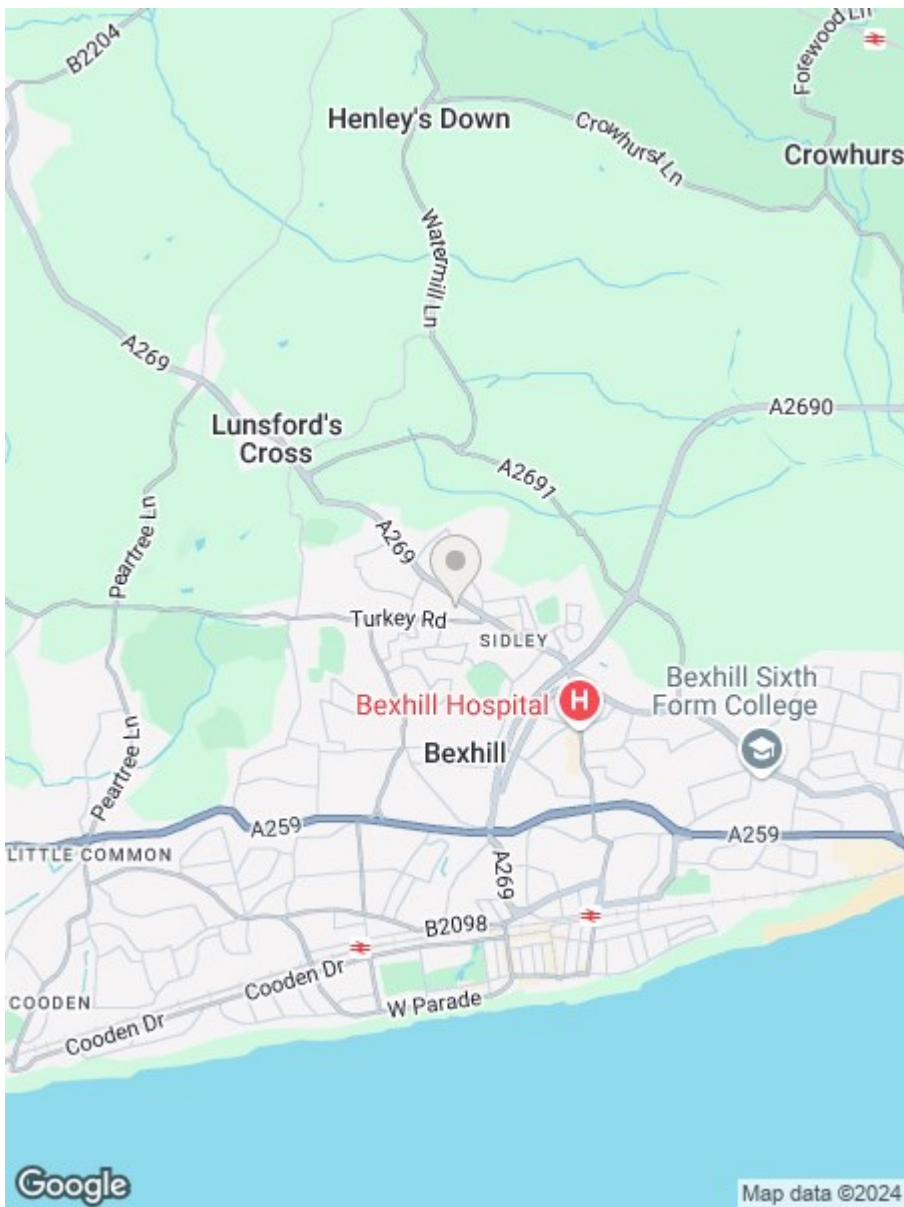
1ST FLOOR  
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 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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