

**RUSH  
WITT &  
WILSON**



**19 Carfax Close, Bexhill-On-Sea, East Sussex TN39 5EG**  
**£229,950**

**An opportunity to acquire this three bedroom terraced house ideally located in this popular cul-de-sac location. Offering bright and spacious accommodation throughout, the property comprises three bedrooms, large lounge, separate dining room, R&R fitted kitchen, R&R fitted wet room and ground floor wc. Other internal benefits include gas central heating to radiators, double glazed windows and ample storage throughout.**

**Externally the property offers a low maintenance front garden, private rear garden with outside store room and single garage en-bloc. Conveniently situated approximately 0.5 miles from local amenities and bus routes, viewing comes highly recommended by Rush Witt & Wilson Bexhill to appreciate this deceptively spacious property in this sought after location.**



### **Entrance Porch**

5'8" x 4'5" (1.75 x 1.37)

Obscured glass panelled front door with obscured glass panelled side light window leading to entrance porch. Internal front door leading to lounge.

### **Lounge**

18'2" x 12'11" (5.56 x 3.96)

Front aspect double glazed windows to floor, two radiators, stairs leading to first floor, large storage cupboard with hanging space and shelving, additional storage cupboard that extends under the stairs with hanging space and shelving, also housing electric meter and electric consumer unit, open archway leading through to dining room, ceiling mounted spotlights. TV point with sky connection.

### **Dining Room**

10'5" x 8'0" (3.20 x 2.44)

Rear aspect double glazed sliding patio doors giving access to rear garden, radiator, storage cupboard with fitted shelving, open archway leading back through to lounge and open archway leading through to kitchen. telephone point.

### **Kitchen**

9'7" x 8'3" (2.94 x 2.52)

Rear aspect double glazed window overlooking the rear garden, R & R fitted kitchen comprising a range of matching wall and base level units with roll edge laminate worktop surfaces, stainless steel bowl and half sink with drainer and mixer tap, space for free standing cooker with fitted extractor hood above, plumbing space for dishwasher, open doorway leading through to rear porch, part tiled walls, recessed ceiling spotlights, under unit lights.

### **Rear Porch**

Side aspect obscured double glazed door giving access to rear garden, radiator, open doorway leading back through to kitchen and door leading through to ground floor wc.

### **Ground Floor WC**

Side aspect obscured double glazed window, low level wc, wall mounted wash hand basin.

### **First Floor Landing**

Access to loft space.

### **Bedroom One**

12'11" x 10'0" (3.95m x 3.07)

Front aspect double glazed windows, radiator, large range of fitted wardrobes comprising wardrobe units, drawer units, all with hanging space and shelving. TV aerial point.

### **Bedroom Two**

9'5" x 10'7" (2.88 x 3.24)

Rear aspect double glazed windows with far reaching countryside views, large range of modern Sharps fitted wardrobes, one side with sliding doors, shelving and drawer units, the other side comprises wardrobe space with hanging space, shelving and fold down/pull out clothes rail, additional built in airing cupboard which houses the hot water cylinder with slatted shelving, ceiling mounted spotlights. TV aerial point.

### **Bedroom Three**

9'11" x 7'10" (3.03 x 2.41)

Front aspect double glazed window, radiator, Sharps fitted bedroom furniture comprising desk and drawer units, fitted shelving, additional over stairs storage cupboard/built in wardrobe with hanging space and shelving, ceiling mounted spotlights. TV aerial point.

### **Wet Room**

Rear aspect obscured double glazed window, heated chrome towel rail, modern fitted R & R wet room suite comprising low level wc with concealed cistern, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, walk in shower unit with wall mounted shower controls and shower attachments, fully tiled walls, tiled floor, electric shaver point, recessed ceiling spotlights, bathroom cabinet with mirrored doors.

### **Externals**

#### **Front Garden**

Low maintenance front garden with paved area, patio area, lawned area and raised flowerbed area with mature shrub, gas meter box.

#### **Rear Garden**

Half of the garden is patio laid, the rest of the garden is mainly laid to lawn with mature plant and shrub borders, pathway leading through the lawn with gated access to the rear of the garden.

### **Brick Built Store Room**

Outside brick built store room which houses the modern fitted gas central boiler, plumbing space for washing machine, space for tumble dryer with light and power.

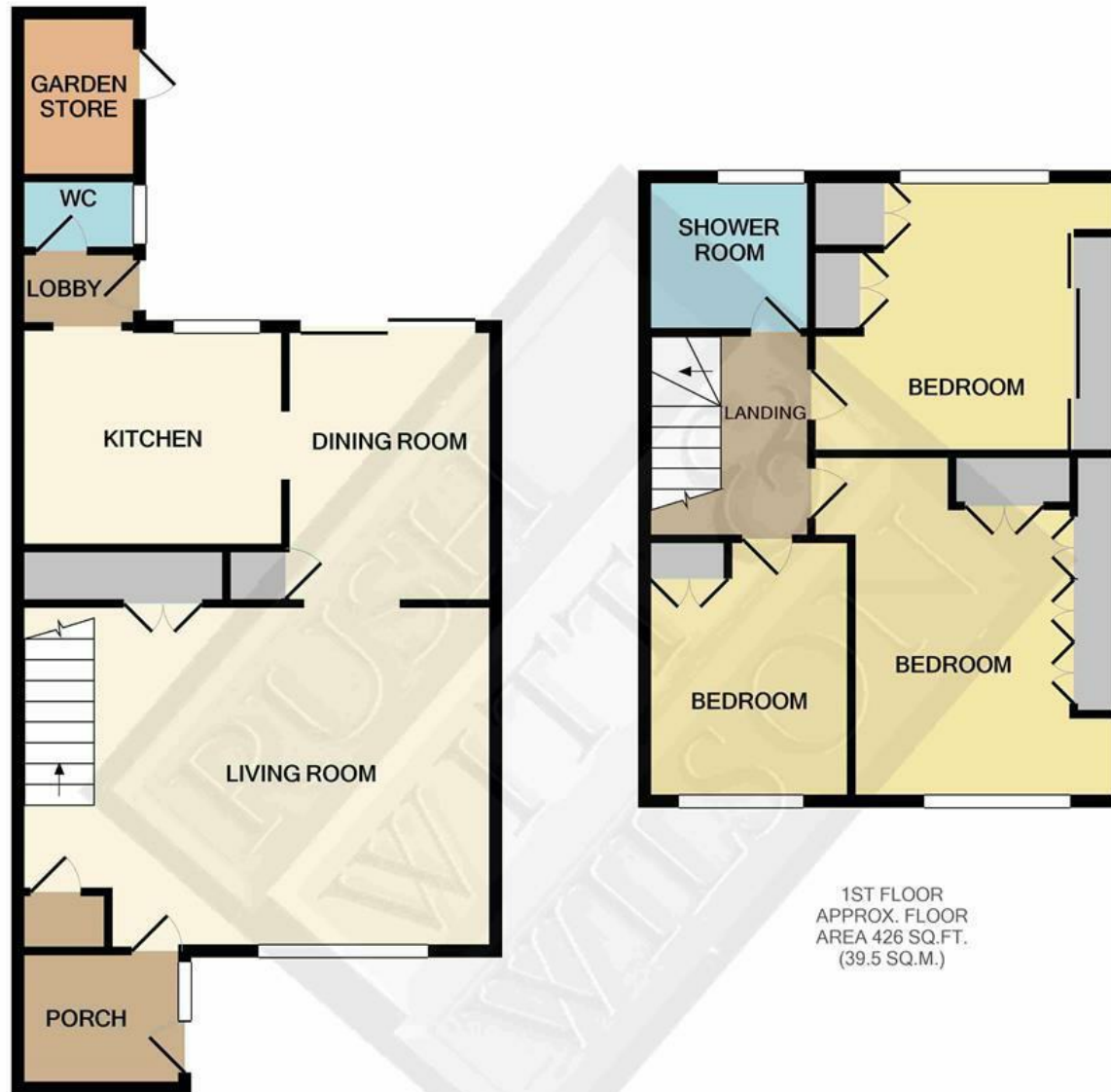
### **Garage En-Bloc**

Single garage en-bloc with up and over door with light.

### **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.



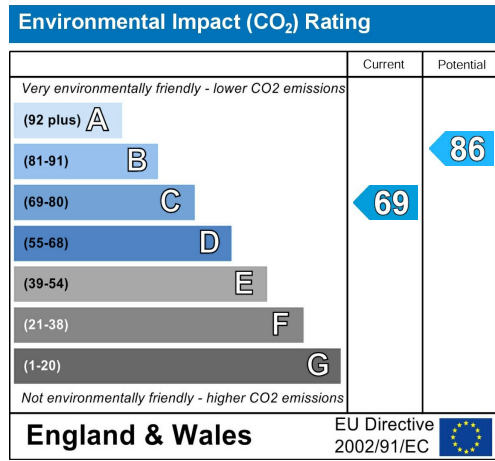
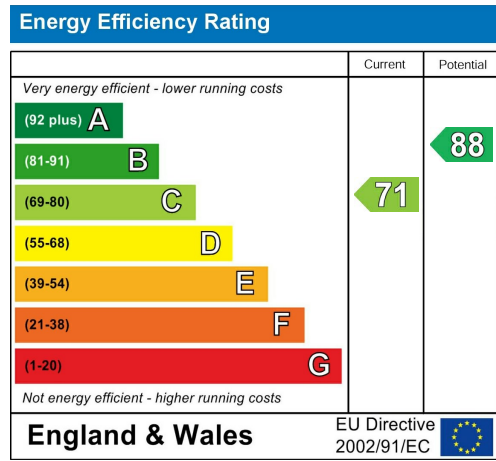


GROUND FLOOR  
 APPROX. FLOOR  
 AREA 513 SQ.FT.  
 (47.6 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 426 SQ.FT.  
 (39.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 938 SQ.FT. (87.2 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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