

**RUSH  
WITT &  
WILSON**



**1a Reginald Road, Bexhill-On-Sea, East Sussex TN39 3PH  
£325,000**

**A beautiful bespoke detached house, three bedrooms, built approx. three years ago, situated in Bexhill Town Centre with its exceptional range of shopping facilities and service, downstairs cloakroom/ utility room, state of the art electric central heating system to radiators, double glazed windows and doors, study/ dining, beautiful kitchen/breakfast room, spacious living room, private front gardens, no rear garden. Viewing comes highly recommended by sole agents RWW Bexhill. Council tax Band B.**



**Living Room**

23'2 x 14'10 (7.06m x 4.52m)

Entrance door opens into living room area, bay window to the front elevation, two double radiators, under stairs storage area, wood flooring, electric meters cupboard.

**Kitchen/Dining Room**

20'6" x 8'3" (6.27m x 2.54m)

Window to the front elevation, double radiator, brand new fitted kitchen comprising a range of high gloss base and wall units with straight edge laminate worktops, plumbing for washing machine, plumbing for dishwasher, American style fridge/ freezer, single drainer sink unit with mixer tap, oven and grill, ceramic hob with glass splashback and stainless steel extractor canopy with light.

**Utility Room/ Cloakroom**

Wash hand basin with vanity unit beneath, wc with concealed cistern, heated chrome towel rail, worktop with plumbing for washing machine and space for tumble dryer, ceramic floor tiling and splashbacks.

**First Floor Landing**

Electrically operated Velux window to the side elevation.

**Bedroom One**

15'8 x 10'4 (4.78m x 3.15m)

Bay window to the front elevation, double radiator.

**Bedroom Two**

10'9 x 12'1 (3.28m x 3.68m)

Window to the front elevation, Velux window to the side elevation, double radiator.

**Bedroom Three**

9'2 x 9'8 (2.79m x 2.95m)

Velux window to the side elevation, double radiator, door to eaves storage, access to roof space.

**Shower Room**

Heated chrome towel rail, wall mounted wash hand basin, wc with low level flush, walk in shower cubicle with chrome controls and chrome showerhead, Velux window to the side elevation.

**Outside****Front Garden**

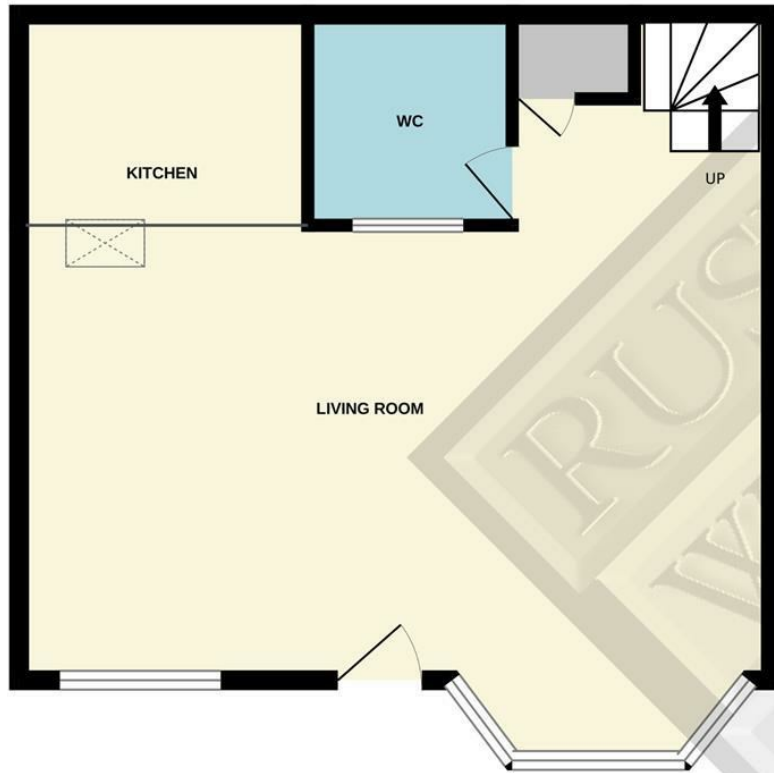
Grey limestone paving to the front of the property, enclosed with fencing and retaining walls.

**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  
458 sq.ft. (42.5 sq.m.) approx.

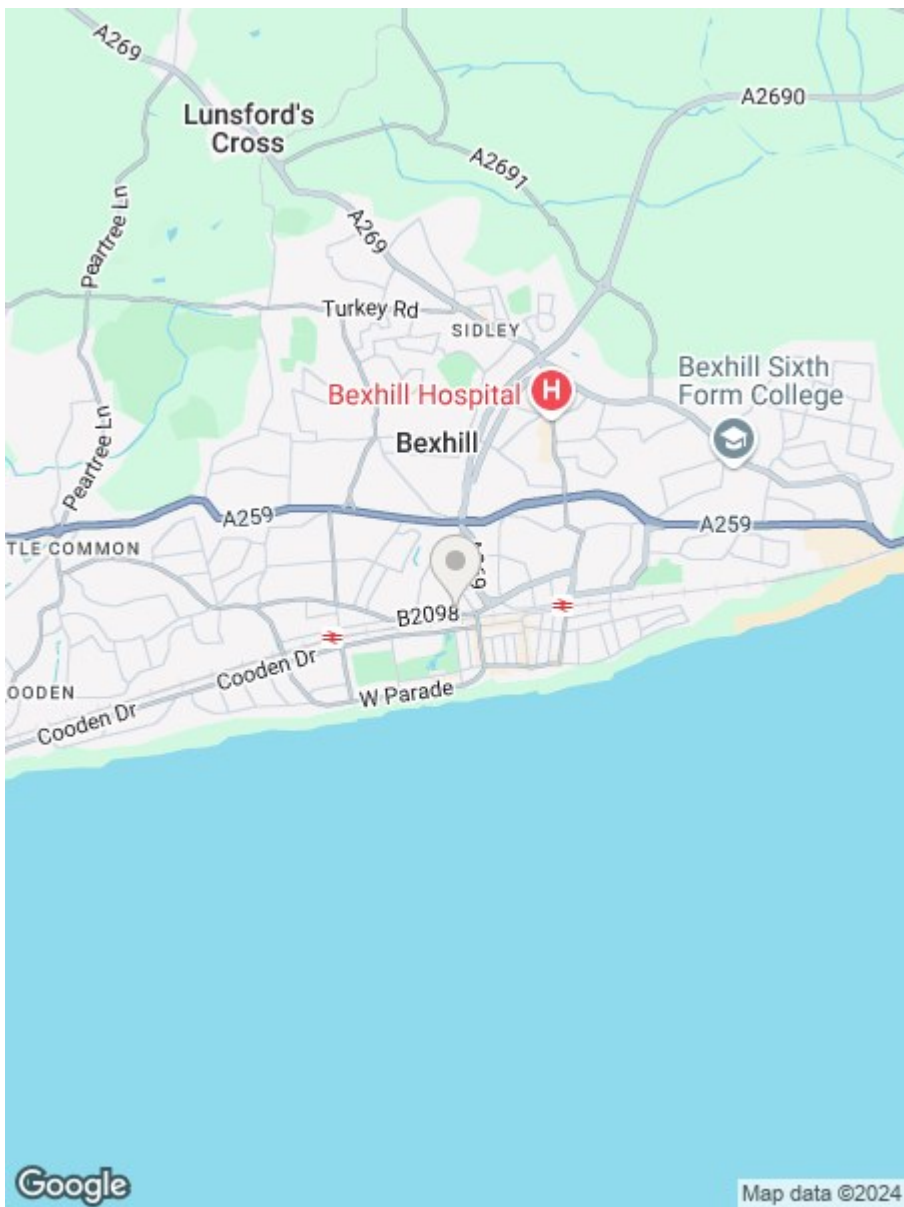


1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.4 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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