

**RUSH  
WITT &  
WILSON**



**40 Manor Road, Bexhill-On-Sea, East Sussex TN40 1SN  
£485,000**

**A stunning three double bedroom mock Tudor 1930's detached house with two reception rooms, upvc conservatory, double glazed windows and doors, downstairs cloakroom, gas central heating system, bathroom with roll-top bath, beautiful modern kitchen/breakfast room, presented to an exceptional standard by the present owner, private front and rear gardens, off road parking, viewing comes highly recommended by RWW sole agents.**



**Entrance Hallway**

Hardwood entrance door, double radiator, large under stairs storage cupboard.

**Living Room**

19'10 x 14'5 (6.05m x 4.39m)

Bay window overlooks the front elevation, double radiator, beautiful fireplace with real flame gas wood burning stove set in ornate surround with mantle and tiled plinth.

**Dining Room**

11'10 x 15'3 (3.61m x 4.65m)

Bay window to the side elevation, double radiator, double doors open into conservatory.

**Conservatory**

13'6 x 7'8 (4.11m x 2.34m)

UPVC double glazed construction with French doors leading out onto the rear garden, double radiator.

**Downstairs Cloakroom**

WC with low level flush, wash hand basin with mixer tap.

**Kitchen/Breakfast Room**

16'3 x 10'10 (4.95m x 3.30m)

Windows to both rear and side elevations, stunning modern kitchen comprising a range of base and wall units with granite effect worktops, butler sink with mixer tap, plumbing for washing machine, space for tumble dryer, plumbing for dishwasher, integrated oven and grill with ceramic hob, extractor canopy and light, door to side, space for table and chairs, tiled splashbacks, built in fridge and freezer.

**First Floor Landing**

Window to the side and front elevations, access to roof space, built in airing cupboard.

**Bedroom One**

14'6 x 14'7 (4.42m x 4.45m)

Window to the front elevation, double radiator.

**Bedroom Two**

15'10 x 11'1 (4.83m x 3.38m)

Window to the rear elevation, double radiator, original cast iron fireplace.

**Bedroom Three**

12'2 x 12'5 (3.71m x 3.78m)

Windows to both side and rear elevations, two double radiators.

**Bathroom**

Ornate suite comprising roll top bath with ornate hand shower attachment, wall mounted electric shower controls and shower head, ornate wash hand basin, double radiator, tiled walls, window to the side elevation.

**Separate WC**

WC with low level flush, pedestal wash hand basin, window to the side elevation.

**Outside****Front Garden**

Designed with low maintenance in mind with beautiful raised rockery areas stocked with shrubs, plants and flowers of various kinds, shingled areas, enclosed with retaining walls to both sides, off road parking available on the driveway, access to side and front entrance.

**Rear Garden**

Mainly laid to lawn with mature shrubbery, trees and plants of various kinds offering privacy and seclusion, enclosed with fencing to all sides, central pergola with bricked patio area for alfresco dining, timber framed shed, outside water tap.

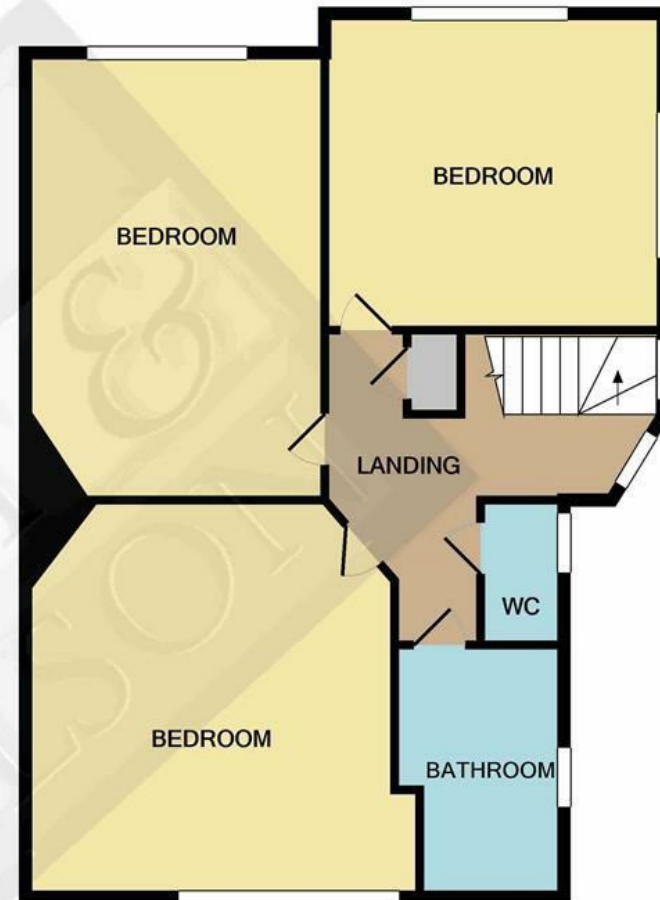
**Agents Note**

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  
APPROX. FLOOR  
AREA 806 SQ.FT.  
(74.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 677 SQ.FT.  
(62.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1484 SQ.FT. (137.8 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



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

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

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