

**RUSH  
WITT &  
WILSON**



**42 Cornwall Road, Bexhill-On-Sea, East Sussex TN39 3JW  
£419,000**

**A beautifully presented three double bedroom partially terraced house situated close to Bexhill Town centre with its excellent range of shopping facilities and services, seafront and mainline railway station to London. This ighly attractive Victorian comes with gas central heating system, double glazed windows and doors, private front and rear gardens, en-suite to the master bedroom and additional traditional family bathroom and two spacious reception rooms. Viewing comes highly recommended by Rush Witt & Wilson, Sole agents. Council Tax Band D.**



### **Entrance Vestibule**

Semi-circular window to the front elevation with entrance door.

### **Entrance Hallway**

Single radiator, oak flooring.

### **Living Room**

25'1" x 11'8" (7.66m x 3.56m )

Bay window overlooks the front westerly elevation, stunning Victorian fireplace with ornate surround and Real Flame gas coal effect fire. Two double radiators and door and window leads out to the rear garden. Oak effect flooring, fitted cupboard with shelving.

### **Breakfast/Dining Room**

11'0" x 9'4" (3.36m x 2.85m )

Window to the side elevation, double radiator, understairs storage cupboard, oak effect flooring.

### **Kitchen**

11'4" x 9'2" (3.46m x 2.81m )

Window to the rear elevation, door to side, terracotta floor tiling. Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit, stainless steel with mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, space for cooker.

### **First Floor Landing**

### **Bathroom**

Suite comprising panelled bath with shower screen, hand shower attachment fixing, w.c. with low level flush, pedestal wash hand basin, partly tiled drawers, windows to the rear elevation, double radiator, built-in airing cupboard.

### **Cloakroom**

W.C. with low level flush, single radiator, half height wall tiling, obscure glass window to the side elevation.

### **Bedroom Two**

19'5" x 14'5" (5.93m x 4.41m )

Bay window overlooks the front elevation and additional window, built-in wardrobe cupboard, double radiator.

### **Bedroom Three**

14'2" x 11'5" (4.33m x 3.50m )

Window to the rear elevation with cast iron Victorian fireplace.

### **Second Floor Landing**

Velux window to the rear elevation and built-in storage cupboard.

### **Bedroom One**

19'3" x 13'4" (5.89m x 4.08m )

Velux window to the rear, window to the front elevation.

### **En-Suite Shower Room**

Suite comprising walk-in shower with chrome controls and chrome shower head, w.c. with low level flush, pedestal wash hand basin with tiled splashback, single radiator, obscure glass window overlooks the front elevation.

### **Outside**

#### **Front Garden**

Minimalistic with some chip stone for low maintenance in mind.

#### **Rear Garden**

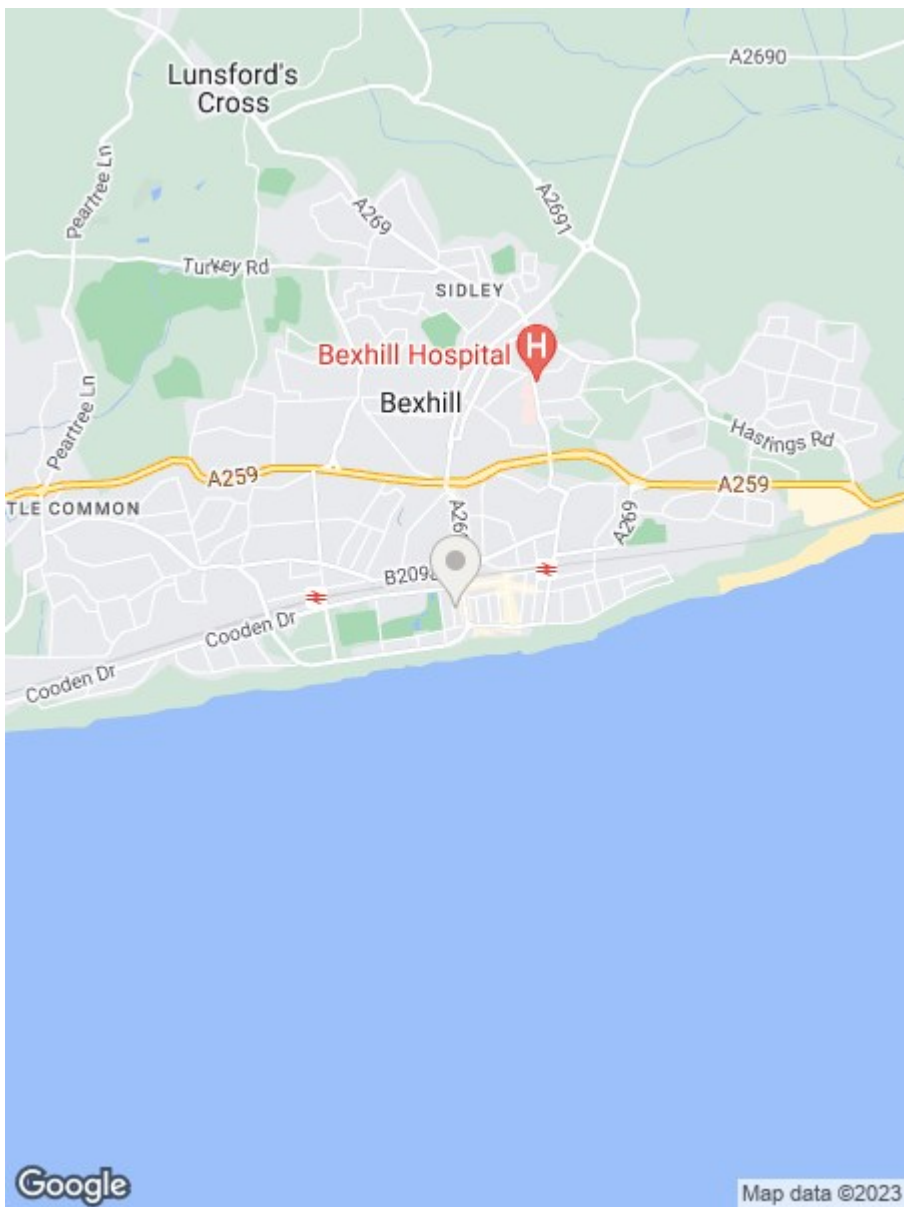
This is all enclosed with a retaining wall and fencing to all sides with some trellising, patio areas for alfresco dining and also a side entrance point and brick built outhouse.

### **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) <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 CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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