

**RUSH
WITT &
WILSON**



12 Springfield Road, Bexhill-On-Sea, East Sussex TN40 2BX
£269,000

A well presented two bedroom semi-detached house with accommodation providing a lounge, kitchen/breakfast room and family bathroom. Other benefits include gas central heating system, double glazed windows and doors. There are also private front and rear gardens and viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.



Entrance Hall

Entrance door, window to the side elevation, double radiator, understairs storage cupboard.

Living Room

15'2" x 13'9" (4.64m x 4.21m)
Bay window to the front elevation, double radiator.

Kitchen/Breakfast Room

14'6" x 10'11" (4.43m x 3.35m)
French doors leading up to the rear garden. Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and a half bowl composite sink unit with mixer tap, space for cooker, gas or electric, plumbing for dishwasher, space for American style fridge/freezer, tiled splashback, space for table and chairs.

Utility Room

Plumbing for washing machine, space for tumble dryer, window to both the rear and side elevation.

First Floor

Landing

Access to roof space, doors off to the following:

Bedroom One

12'7" x 10'6" (3.85m x 3.22m)
Window to the front elevation, built-in wardrobe cupboard recess, single radiator.

Bedroom Two

11'1" x 12'5" (3.38m x 3.81m)
Windows to the rear and side elevations, cupboard housing gas central heating and domestic hot water boiler, single radiator, built-in hanging rails with overhead storage cupboards.

Bathroom

Suite comprising panelled bath with hand shower attachment, chrome controls, shower screen, obscure glass window to the side elevation, heated chrome towel rail, wc with low level flush, wash hand basin with vanity unit and drawers beneath, mirror with lights, additional cupboard.

Outside

Front Garden

Mainly laid to lawn and enclosed with retaining walls and hedging, side access is available via a gate.

Rear Garden

Mainly laid to lawn and enclosed with fencing to all sides, patio area of alfresco dining, bird Aviary.

Agents Note

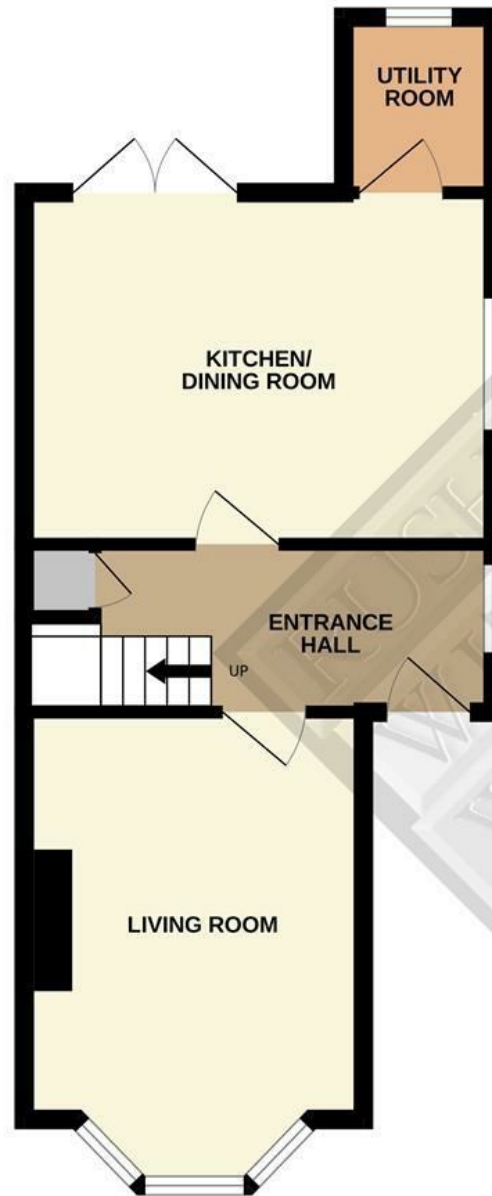
None of the services or appliances mentioned in these sale particulars have been tested.

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.

Council Tax Band – B



GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.

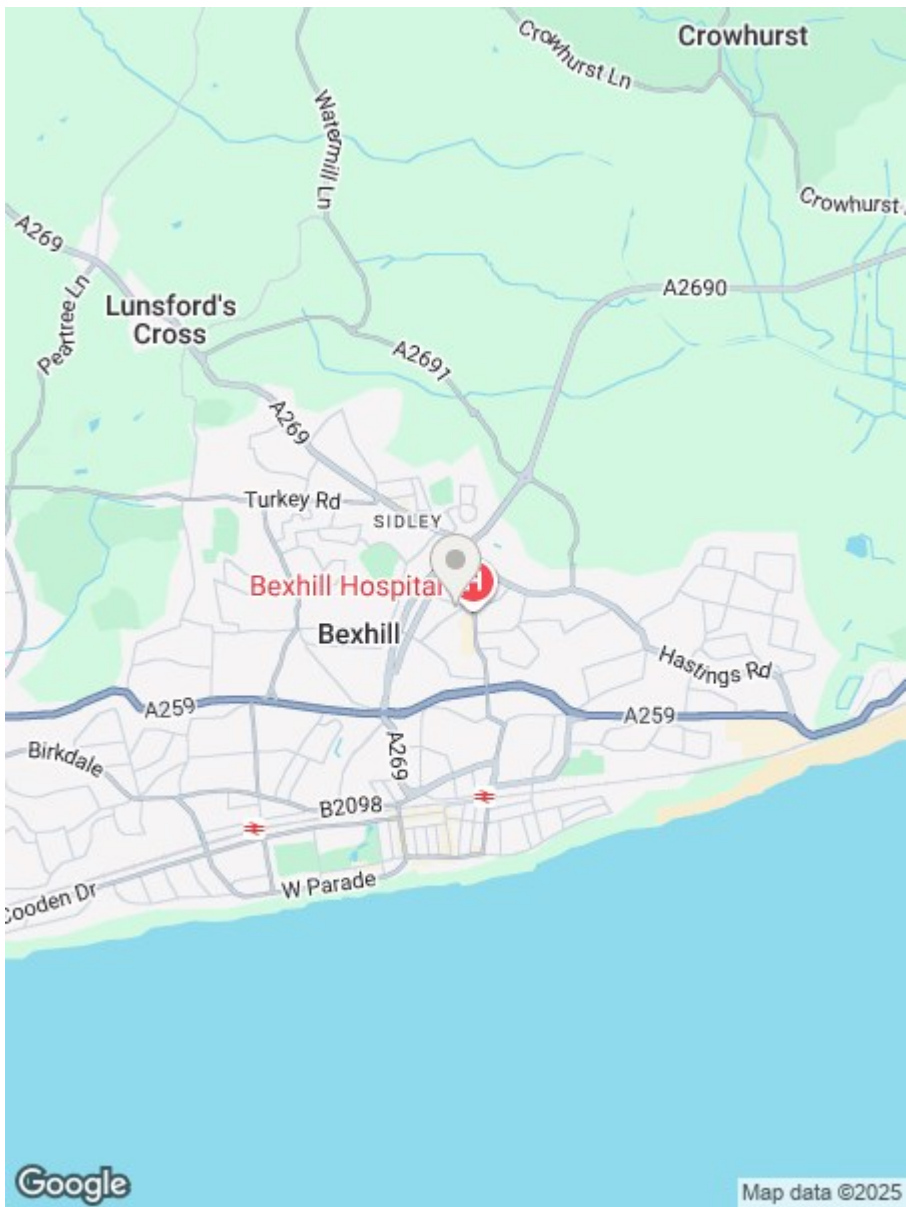



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.




TOTAL FLOOR AREA : 716 sq.ft. (66.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>65</div>	<div>89</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

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