

**RUSH  
WITT &  
WILSON**



**260 Turkey Road, Bexhill-On-Sea, East Sussex TN39 5HY**  
**Guide Price £585,000**

**A beautiful detached three bedroom cottage, gas central heating system, double glazed windows and doors, extensive gardens, detached garage, extensive off road parking. To the ground floor there is a kitchen/breakfast room, dining room, separate living room with wood burning stove, upvc conservatory, utility room, downstairs shower room and ground floor bedroom. To the first floor there are two further bedrooms and a bathroom. Potential to add additional dwelling to the side subject to usual planning permission etc. NO ONWARDS CHAIN !Viewing comes highly recommended by RWW sole agents.**



### **Utility Room**

Window to the front and side elevations, entrance door, single radiator, plumbing for washing machine, worktop, space for white goods, tiled floor.

### **Entrance Hallway**

Bay window to the front elevation, double radiator, built in storage cupboard.

### **Living Room**

16'0" x 14'0" (4.88 x 4.29)

Two windows to the side elevation, double radiator, brick built fireplace with wood burning stove.

### **Conservatory**

12'11" x 12'10" (3.96 x 3.92)

Overlooking the rear garden, upvc double glazed construction, two single radiators, French Doors.

### **Dining Room**

10'9" x 10'11" (3.30 x 3.34)

Windows overlook both the front and side elevations, double radiator.

### **Kitchen/Breakfast Room**

15'7" x 10'7" (4.77 x 3.25)

Bay windows and traditional windows overlook the rear elevation, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, instant hot tap, gas hob with extractor canopy and light, built in double oven and grill, plumbing for dishwasher, space for fridge/freezer, wall mounted Worcester boiler.

### **Inner Lobby**

With door to the rear.

### **Shower Room**

Suite comprising wc with low level flush, inset wash hand basin, double radiator, walk in shower, obscure glass windows to both the rear and side elevations, built in airing cupboard.

### **Bedroom**

8'4" x 10'2" (2.56 x 3.10)

Window to the front elevation.

### **First Floor Landing**

### **Bedroom One**

14'4" x 14'7" (4.37 x 4.47)

Windows overlook both the side and rear elevations, two double radiators, built in wardrobe and storage cupboards.

### **Bedroom Two**

14'10" x 11'1" (4.53 x 3.39)

Window to the front and side elevations, double radiator, built in wardrobe cupboard.

### **Bathroom**

Suite comprising panelled bath with shower screen and hand/shower attachment, wc with low level flush, bidet, double radiator, inset wash hand basin with vanity unit beneath, tiled walls, obscure glass window to the rear elevation, electric shaver point.

### **Outside**

#### **Front And Side Gardens**

All mainly laid to lawn, beautiful mature shrubbery, plants and trees of various kinds, trellising, brick paved pathways lead to the front and rear access, picket gates, the garden is fully enclosed with high level fencing offering privacy and seclusion, extensive off road parking is available on bricked paved hardstanding areas to the side of the property leading to garage.

#### **Detached Garage**

One and half sized, detached garage, with power and light, accessed via five bar gate.

#### **Rear Garden**

Mainly laid to lawn, large timber framed shed, greenhouse, large patio area can be found for alfresco dining, outside water tap.

#### **Agent Note**

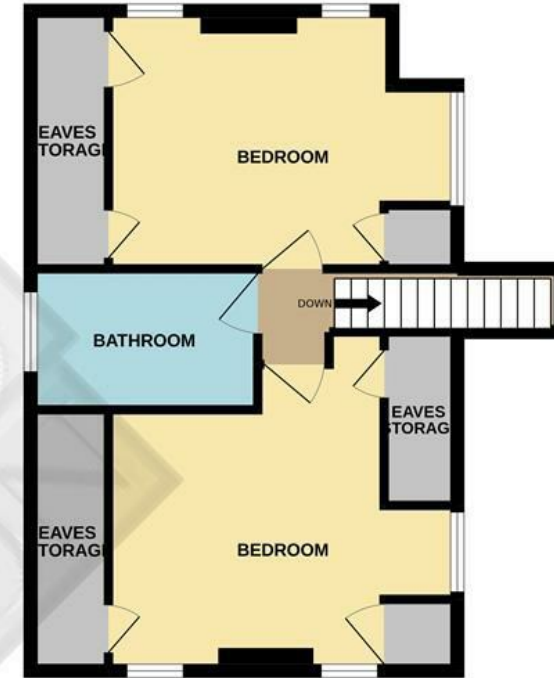
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



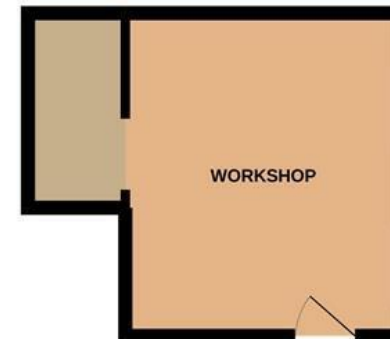
GROUND FLOOR  
922 sq.ft. (85.7 sq.m.) approx.



1ST FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



OUTBUILDING  
186 sq.ft. (17.3 sq.m.) approx.



TOTAL FLOOR AREA : 1593 sq.ft. (148.0 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
<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>		
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