

**RUSH  
WITT &  
WILSON**



**14 Maberley Road, Bexhill-On-Sea, East Sussex TN40 2DB**  
**£299,000**

**An opportunity to acquire this well presented three bedroom semi-detached house, ideally located in the sought after residential area of Chantry. Offering bright and spacious accommodation throughout the property comprises, bay fronted lounge, separate dining room, fitted kitchen with utility space, three bedroom and a family bathroom. Other internal Benefits include three bedrooms and a family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers a beautifully maintained rear garden, low maintenance front garden and driveway providing off road parking. Conveniently situated in the sought after location of Chantry within easy access of local schools and amenities. Viewing comes highly recommended by RWW Bexhill to appreciate this spacious family home in this popular location.**



**Entrance Hall**

Obscured double glazed front door, with obscured double glazed side light window leading to entrance hall, radiator, stairs leading to first floor, large under stairs storage cupboard offering ample storage space and houses the gas meter, electric consumer unit and electric meter.

**Lounge**

14'11" x 11'6" (4.57 x 3.52)  
Double glazed bay window to the front elevation, two radiators, ornamental feature fireplace.

**Dining Room**

12'7" x 11'6" (3.84 x 3.52)  
Double glazed window to the rear elevation, radiator, fitted storage cupboards with fitted shelving.

**Kitchen**

14'5" x 6'11" (4.40 x 2.13)  
Double aspect, double glazed windows to the rear and side elevations, obscured double glazed door giving access to the side of the property, fitted kitchen with a range of matching wall and base level units with laminate roll top worktop surfaces, composite single sink with drainer and mixer tap, integrated electric oven, worktop mounted electric induction hob with fitted extractor hood above, plumbing space for dishwasher, wall mounted gas central heating combination boiler, part tiled walls, ceiling mounted spotlights, open doorway leading through to utility space.

**Utility Room**

5'5" x 3'11" (1.67 x 1.21)  
Double glazed window to the rear elevation, laminate roll edge worktop surface, plumbing space for washing machine, additional under counter space for tumble dryer, space for freestanding fridge/freezer.

**First Floor Landing**

Double glazed window to the side elevation, access to loft space with pull down ladder.

**Master Bedroom**

14'11" x 9'10" (4.55 x 3)  
Double glazed bay window to the front elevation, large fitted wardrobes with mirrored sliding doors all comprising hanging space and shelving.

**Bedroom Two**

11'11" x 11'6" (3.65 x 3.51)  
Double glazed window to the rear elevation, radiator, fitted alcove shelving.

**Bedroom Three**

8'1" x 6'10" (2.48 x 2.10)  
Double glazed window to the front elevation, radiator, fitted wardrobe with hanging space and shelving with overhead cupboard.

**Bathroom**

Double aspect, obscured double glazed windows to the rear and side elevations, radiator, white suite comprising panelled enclosed bath with wall mounted electric power shower and shower attachment, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, low level wc, fitted bathroom storage/linen cupboard all with fitted shelving, fully tiled walls.

**Outside**

**Rear Garden**

Beautifully maintained rear garden with sun patio, the rest of the garden is mainly laid to lawn with mature plant and shrub borders, timber garden shed, gated access down one side of the property leading to the front.

**Front Garden**

Driveway providing off road parking, steps leading up to the front door, small front garden with some mature plants and shrubs.

**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 521 SQ.FT.  
(48.4 SQ.M.)

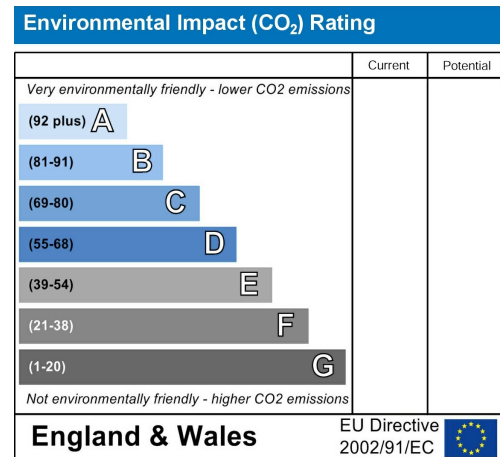
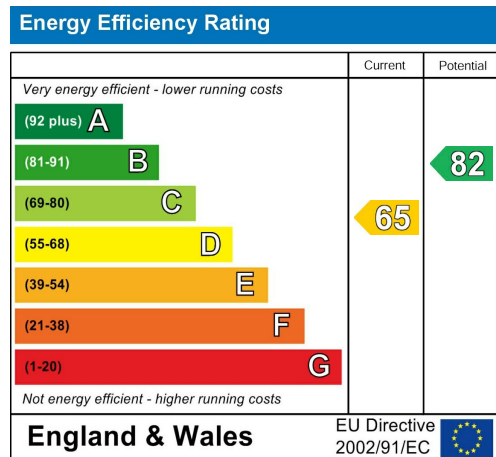


1ST FLOOR  
APPROX. FLOOR  
AREA 460 SQ.FT.  
(42.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 981 SQ.FT. (91.1 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

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