

**RUSH  
WITT &  
WILSON**



**9 Crowmere Terrace, Bexhill-On-Sea, East Sussex TN40 2BD  
£293,000**

**A beautifully presented two double bedroom semi-detached house with modern refitted kitchen/ breakfast room area, open plan with wood burning stove in living room area, double glazed windows and doors, gas central heating system, detached fully insulated office/ studio with power, light and wc, private southerly facing front and rear gardens, off road parking for several vehicle's, cul-de-sac location, viewing comes highly recommended by RWW sole agents. Council Tax Band B.**



## Open Plan

### Living Area

15'10" x 16'0" (4.83 x 4.89)

Bay window to the front southerly elevation additional with plantation blinds, vertical radiator, brick fireplace with brassier and wood burning stove, wood effect flooring, large under stairs cloaks cupboard also housing the newly installed modern electric consumer unit.

### Kitchen/Breakfast Room Area

14'8" x 8'9" (4.49 x 2.69)

Window to the rear elevation, personal door to side, modern fitted kitchen comprising a range of handleless base and wall units, gas central heating and domestic hot water boiler, one and half bowl composite sink unit with single drainer and mixer tap, plumbing for washing machine, induction hob with extractor canopy and light, built in electric AEG double oven with grill, tiled splashbacks, breakfast bar area, space for American style fridge/freezer, wood effect flooring.

### First Floor Landing

Window to the side elevation.

### Bedroom One

13'10" x 12'1" (4.24 x 3.69)

Window to the front elevation with plantation blinds, single radiator, built in wardrobe cupboards.

### Bedroom Two

9'3" x 7'11" (2.84 x 2.43)

Window to the rear elevation, vertical radiator, access to the roof space.

### Bathroom

Modern re-fitted suite comprising wc with concealed cistern, inset wash hand basin with vanity unit beneath, obscured glass window to the rear elevation, panelled bath with hand/shower attachment, chrome heated towel rail, vanity unit.

## Outside

### Front Garden

Southerly aspect, mainly laid to lawn, enclosed with fencing to all sides offering privacy and seclusion, patio area, gate leading to off road parking area, side access to the property is also available, greenhouse, plastic shed, log store.

### Rear Garden

Courtyard style, enclosed with fencing to all sides, outside water tap, metal shed with additional storage area to the rear.

### Detached Studio/Office

13'0" x 7'9" (3.98 x 2.38)

Currently used for hairdressing, fully insulated, windows and door to the front elevation, wood effect oak flooring, plumbing for wash hand basin, light, power.

### Cloakroom

WC with low level flush, wall mounted wash hand basin with vanity unit beneath, tiled splashbacks, mirror fronted vanity unit, obscured glass window to the side elevation.

### Off Road Parking

Off road parking to the front of property.

### 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.

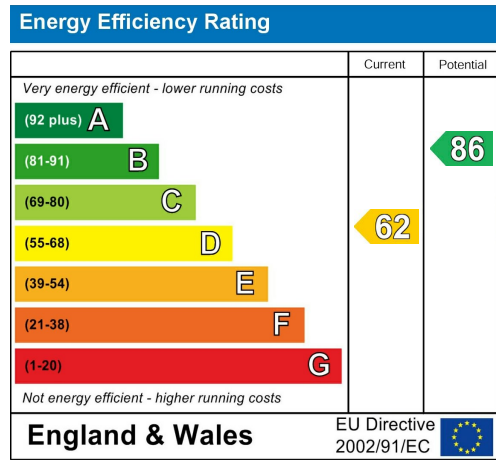
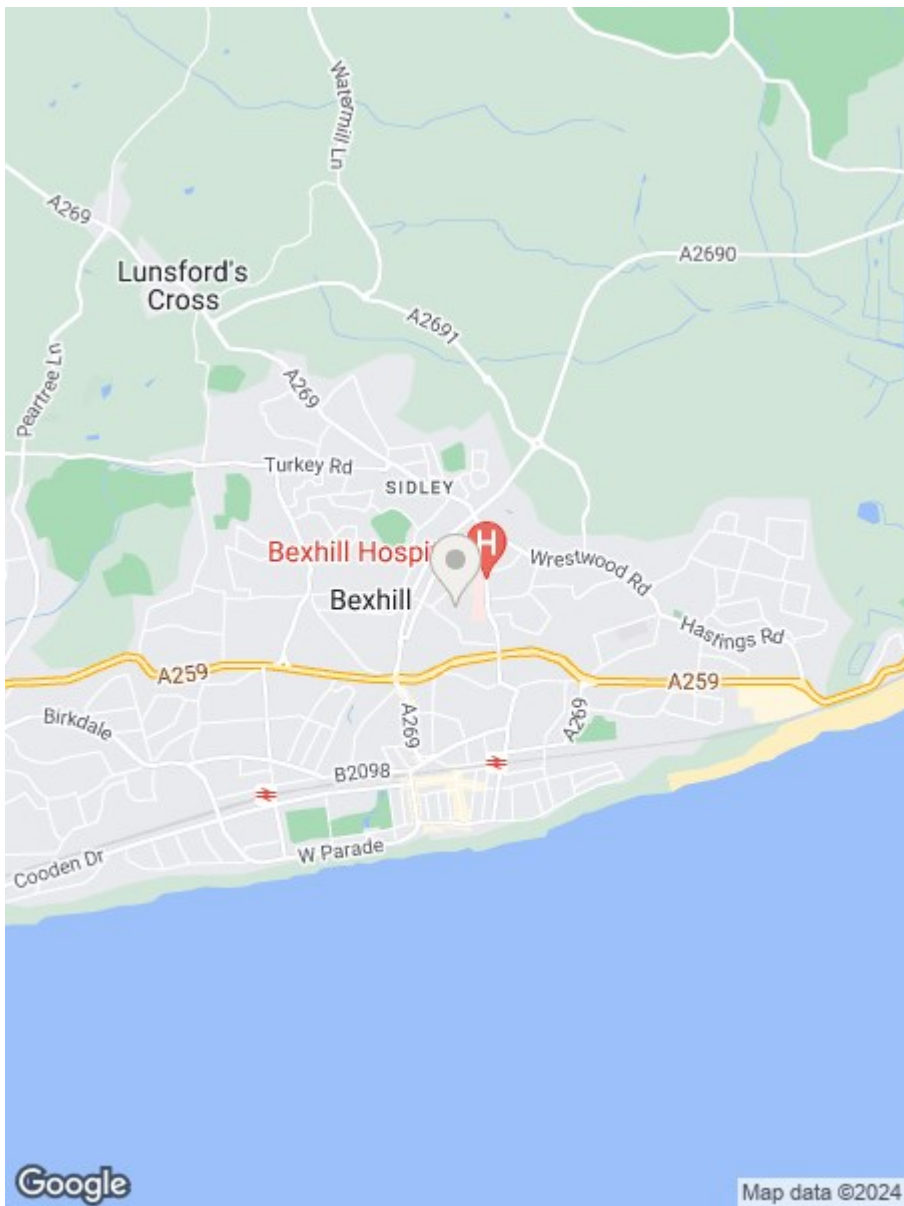




TOTAL FLOOR AREA : 736 sq.ft. (68.4 sq.m.) approx.

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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