

**RUSH  
WITT &  
WILSON**



**9 Cambridge Road, Bexhill-On-Sea, East Sussex TN40 2BU  
£335,000**

**Rush Witt & Wilson are delighted to welcome to the market this exceptionally well presented semi detached house ideally located in this sought after Chantry location. Offering bright and spacious throughout, the property comprises bay fronted lounge, large modern fitted open plan kitchen/diner with built in appliances, three bedrooms and modern fitted bath/shower room. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally, the property boasts beautifully maintained south facing rear garden and a low maintenance front garden. Viewing comes highly recommended by Rush Witt & Wilson Bexhill to appreciate this beautiful family home in this popular location.**



## Hallway

Obscured glass panelled timber front door, radiator, solid oak flooring, opens into Kitchen/Diner.

## Kitchen/Diner

19'8" x 15'8" narrowing to 7'9" (6.00 x 4.80 narrowing to 2.37)

Rear aspect double glazed window over looking rear garden and rear aspect double glazed french doors giving access to rear garden decking. High quality modern fitted kitchen with matching wall and base level units with solid Corian worktops with up-stand, breakfast bar, space for freestanding fridge/freezer, integrated electric oven, worktop mounted 'Neff' gas hobs with fitted 'Neff' extractor hood above, integrated dishwasher, inset ceramic butler sink with worktop drainer and mixer tap, cupboard housing gas central heating boiler and integrated washer/dryer, hanging pendant lights over breakfast bar and recessed ceiling spotlights, stairs leading to first floor, under stairs storage cupboard housing gas meter, electric meter and consumer unit, solid oak flooring

## Lounge

12'5" x 12'0" (3.80 x 3.66)

Front aspect double glazed bay window, radiator, feature alcove fireplace.

## First Floor Landing

Solid oak flooring, access to loft space.

## Bedroom One

10'2" x 11'5" (3.12 x 3.50)

Rear aspect double glazed window, radiator.

## Bedroom Two

10'11" x 9'11" (3.34 x 3.03)

Front aspect double glazed window, radiator.

## Bedroom Three

5'7" x 7'10" (1.72 x 2.39)

Front aspect double glazed window, radiator.

## Bathroom

Rear and side aspect double glazed windows, heated chrome towel rail, modern fitted bathroom comprising low level wc, vanity with wash hand basin and mixer tap, freestanding bath with mixer tap and shower attachment,

large walk in shower with wall mounted shower controls, shower attachment and rain effect shower head. Recessed ceiling spotlights, extractor fan, part tiled walls, tiled floor.

## Front Garden

Low maintenance front garden with decorative slate chippings and mature plants and shrubs.

## Rear Garden

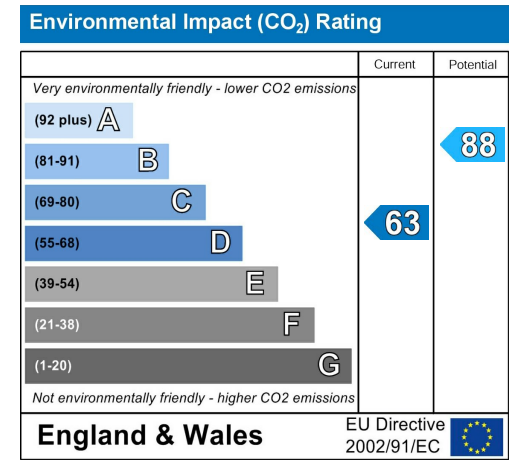
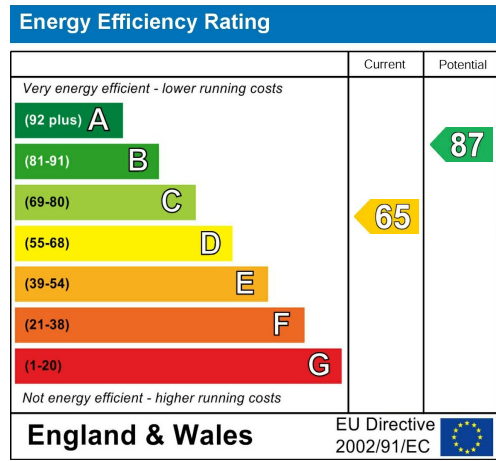
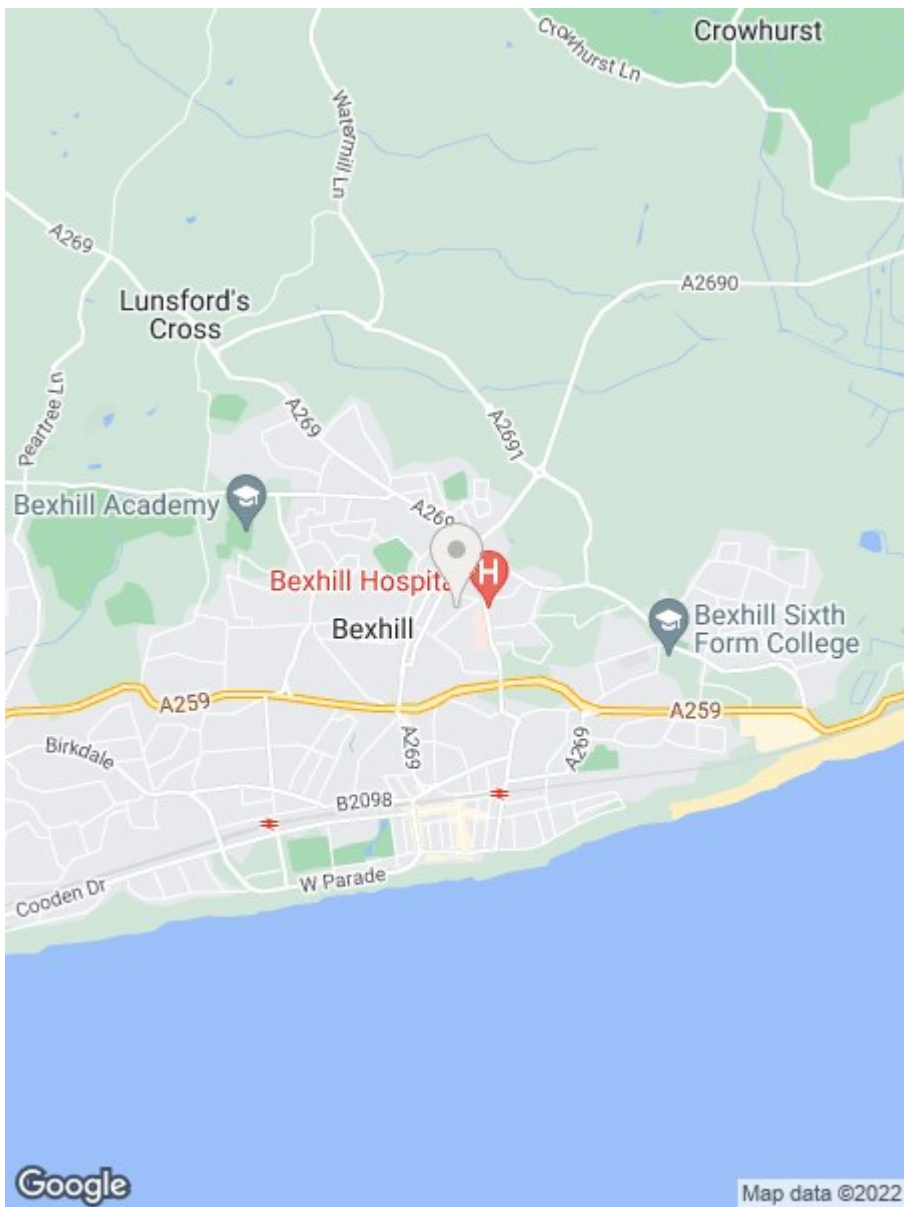
A beautifully maintained south facing rear garden with a raised timer decking area providing a social space suitable for alfresco dining. The rest of the garden is mainly laid to lawn with mature plant, shrub and hedge borders, timber garden shed, gated side access leading to front of property.

## 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.







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