

**RUSH  
WITT &  
WILSON**



**6 Holliers Hill, Bexhill-On-Sea, East Sussex TN40 2DY  
£245,000 Freehold**



**A three bedroom cottage, situated in this beautiful Old Town location of Bexhill, within close proximity of Bexhill town centre. Internally the property comprises living room, fitted kitchen/breakfast room, three double bedrooms and bathroom suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts private extensive in size rear garden. Viewing comes highly recommended by Rush Witt & Wilson, Bexhill.**



**Inner Porch**

With entrance door.

**Living Room**

21'3 x 14'9 (6.48m x 4.50m)

Double glazed bay window to the front elevation, double radiator, stairs leading to the first floor, double windows leading to the kitchen.

**Kitchen/Breakfast Room**

13'1 x 8'8 (3.99m x 2.64m)

Double glazed windows overlooking the rear garden, integrated electric oven, four ring gas hob with extractor canopy above, door leading to the side elevation, sink with drainer and hot and cold tap.

**First Floor**

**Landing**

Access to loft space via loft hatch, storage cupboard.

**Bedroom One**

15'5 x 9'10 (4.70m x 3.00m)

Double glazed bay window to the front elevation, double radiator.

**Bedroom Two**

12'2 x 8'7 (3.71m x 2.62m)

Double glazed windows overlooking the rear garden, built-in wardrobe cupboards, radiator.

**Bedroom Three**

12'3 x 7'11 (3.73m x 2.41m)

Double glazed window to the front elevation, radiator.

**Bathroom**

Dual aspect with windows to the side and rear elevations, suite comprising wc with low level flush, pedestal mounted wash hand basin with hot and cold tap, panelled bath with chrome mixer tap and hand shower attachment.

**Outside**

**Rear Garden**

Fenced to all sides, mainly laid to lawn, patio areas suitable for alfresco dining and some shrubbery.

**Agents Note**

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

**Important Notice:**

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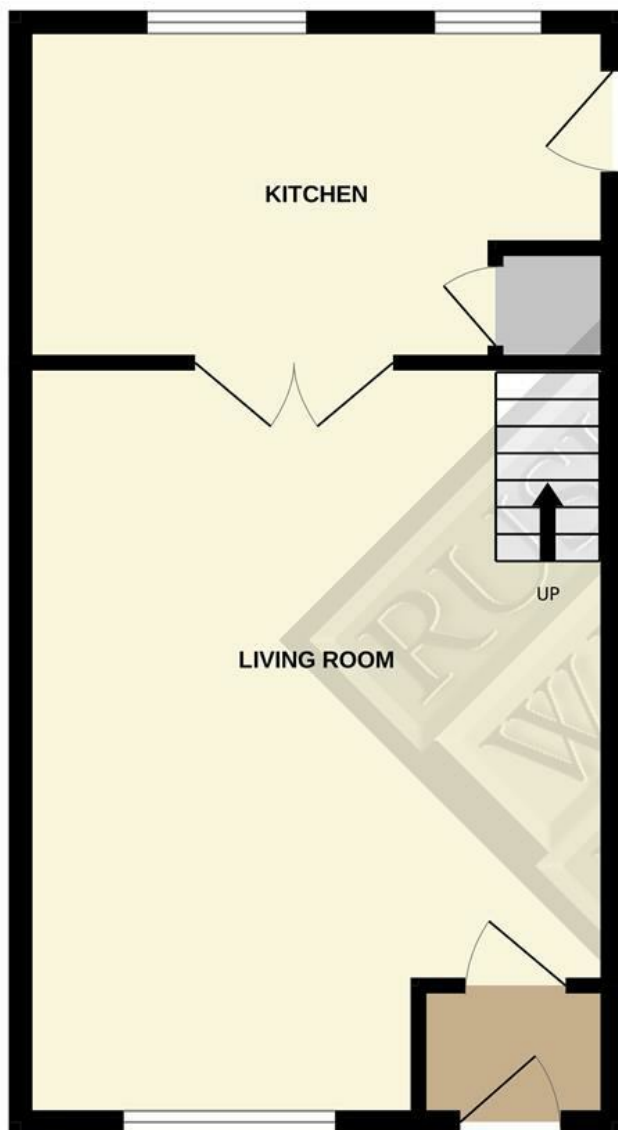
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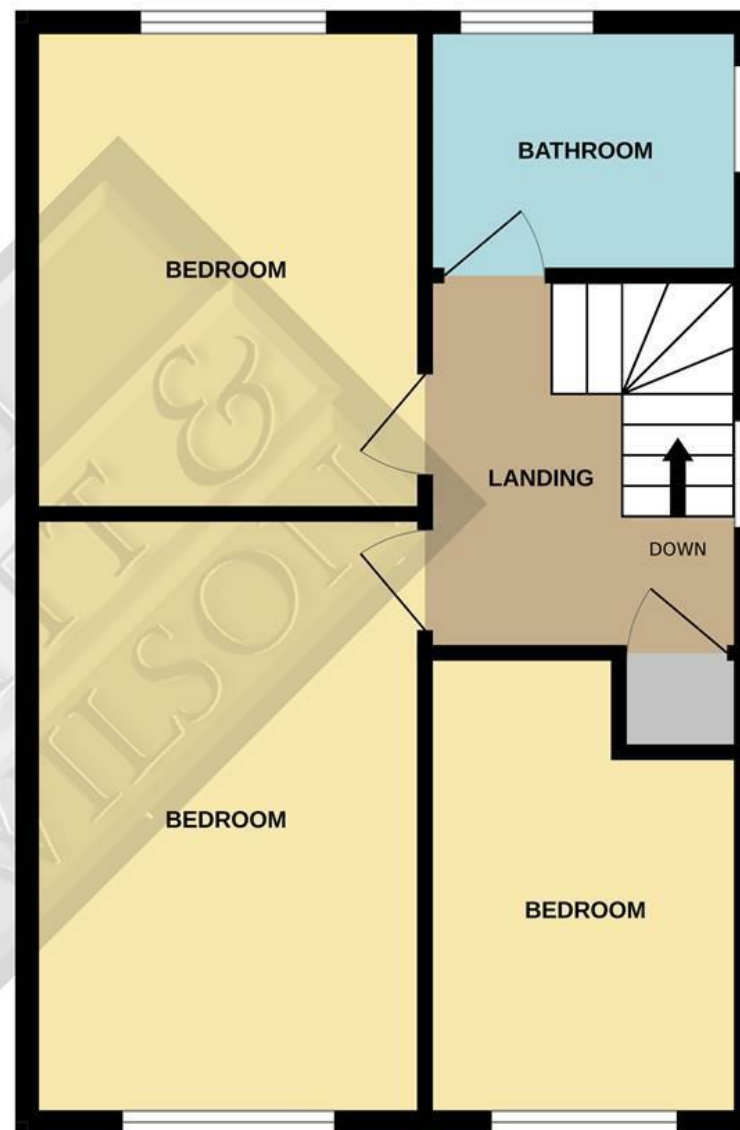




GROUND FLOOR  
403 sq.ft. (37.5 sq.m.) approx.

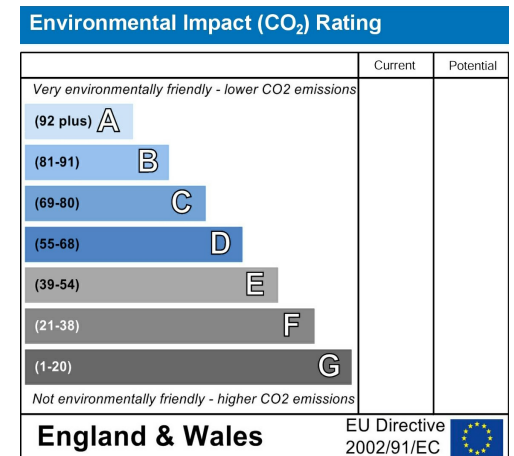
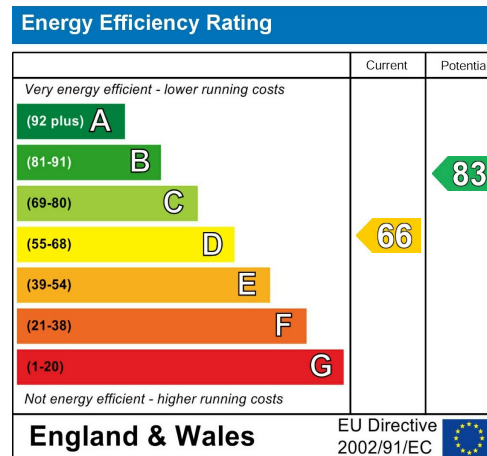
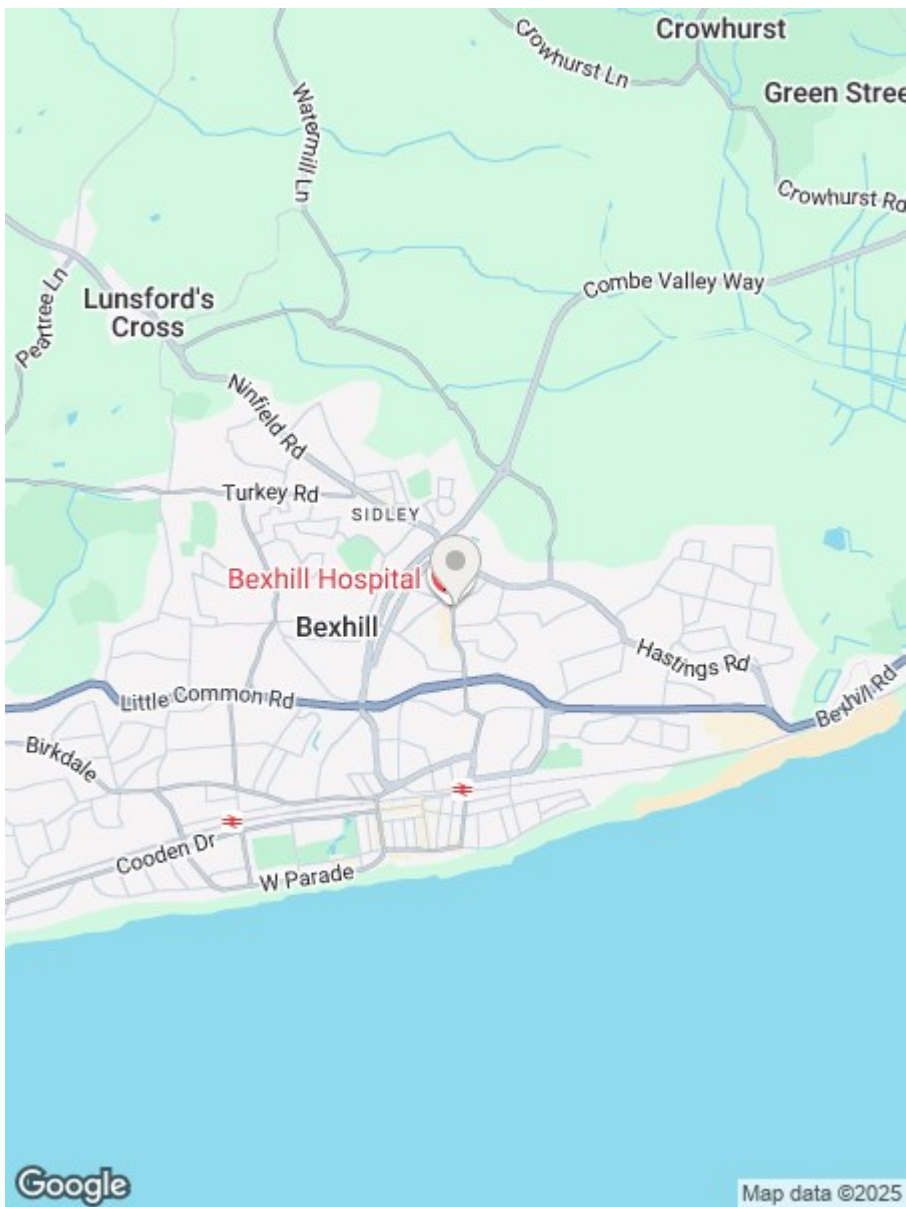


1ST FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 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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