

RUSH  
WITT &  
WILSON



**5 Wrestwood Road, Bexhill-On-Sea, East Sussex TN40 2LJ**  
**£299,950**

A beautifully presented three bedroom semi-detached house, situated in this sought after residential location in Bexhill. Offering bright and spacious accommodation throughout, the property comprises bay fronted living room, modern open-plan kitchen/dining room, three bedrooms and modern bathroom suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout, externally the property boasts off road parking for multiple vehicles and a well maintained rear garden. Viewing comes highly recommended by RWW sole agents. Council Tax Band C.



**Entrance Porch**

With glass panelled entrance door, tiled flooring.

**Entrance Hallway**

With entrance door, stairs leading to first floor, radiator, under stairs storage cupboard with space and plumbing for washing machine and housing electric consumer unit.

**Living Room**

15'8" x 11'2" (4.80 x 3.42)

Double glazed bay window to the front elevation, radiator, feature fireplace with log flame effect fire and wood mantle.

**Kitchen/Dining Room**

16'4" x 11'4" (5.00 x 3.47)

Modern fitted kitchen with a range of matching wall and base level units with marble straight edge worktop surfaces, sink with mixer tap, integrated dishwasher, integrated microwave, integrated fridge and freezer, space for range cooker, extractor fan, tiled splashbacks, gas central heating and domestic hot water boiler, double glazed windows and doors overlooking and giving access onto the rear garden. Utility space with space for tumble dryer.

**First Floor Landing**

Glass panelled window to the side elevation.

**Bedroom One**

16'0" x 10'2" (4.89 x 3.12)

Double glazed bay window to the front elevation, radiator.

**Bedroom Two**

11'0" x 10'5" (3.37 x 3.19)

Double glazed windows to the rear elevation, radiator.

**Bedroom Three**

9'4" x 6'4" (2.86 x 1.95)

Double glazed windows to the front elevation, double radiator.

**Bathroom**

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, panelled bath with chrome mixer tap and chrome wall mounted shower controls, chrome shower attachment and chrome rain effect showerhead, recessed ceiling spotlights, tiled walls, extractor fan, obscured double glazed window to the rear elevation, chrome heated towel rail.

**Outside****Front Garden**

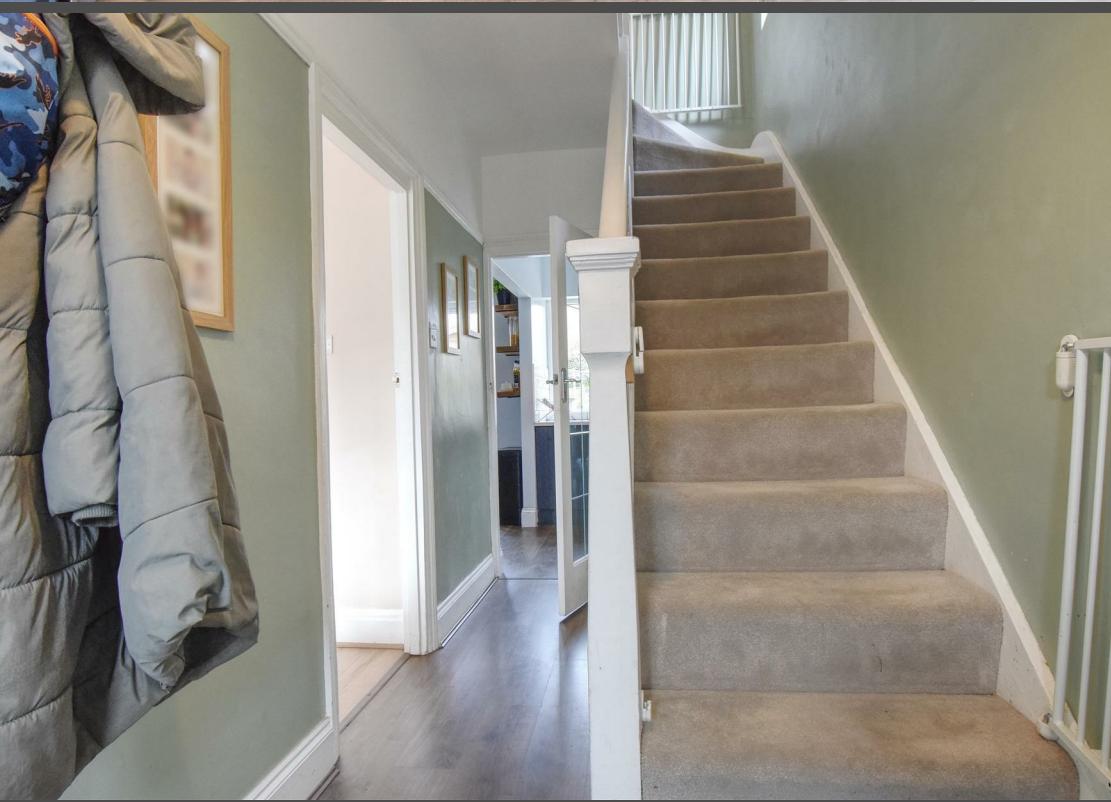
With blocked paved driveway providing off road parking for multiple vehicles.

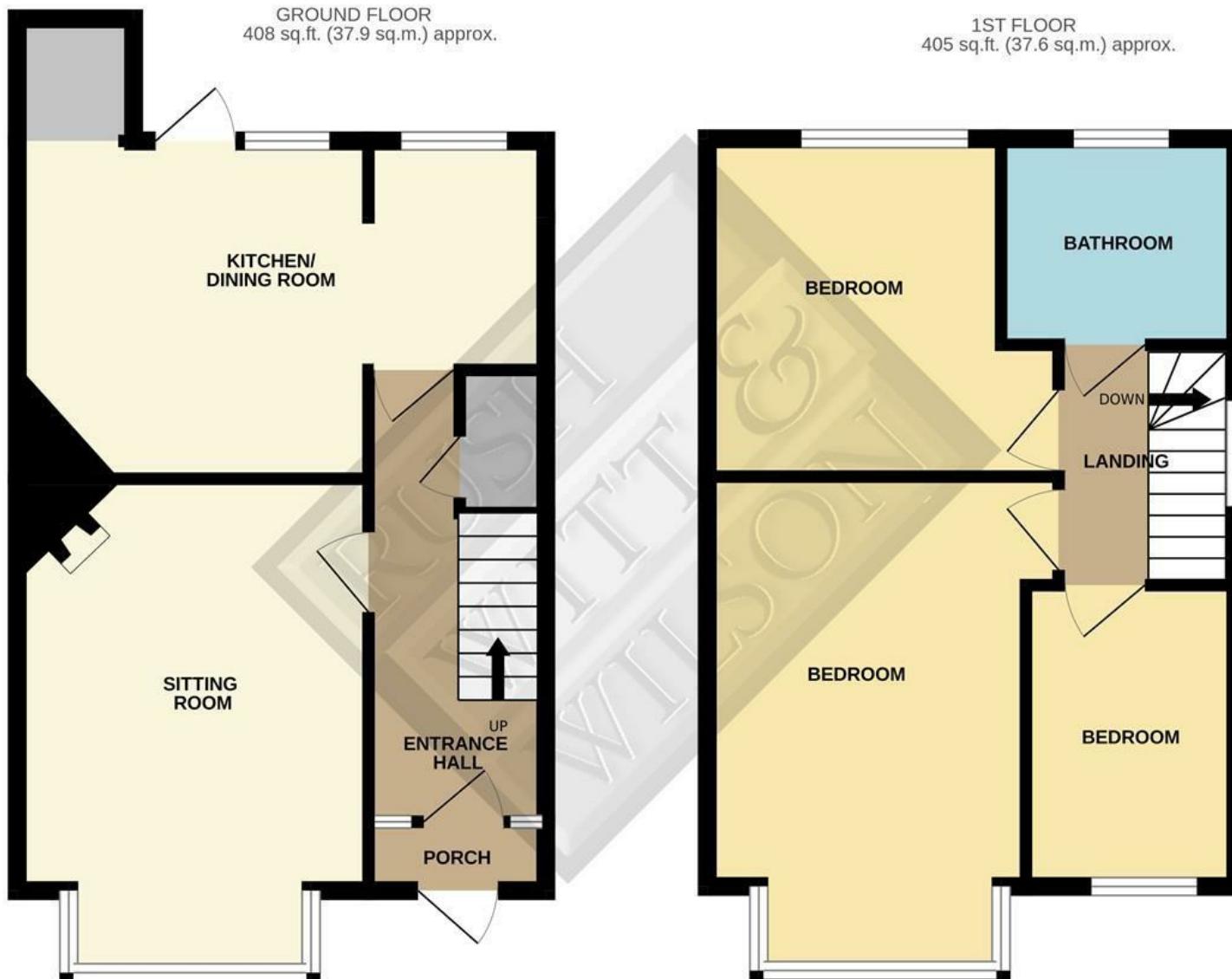
**Rear Garden**

Mainly laid to lawn with raised patio areas suitable for alfresco dining, timber framed shed, side access is available, fenced and enclosed to all sides.

**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.

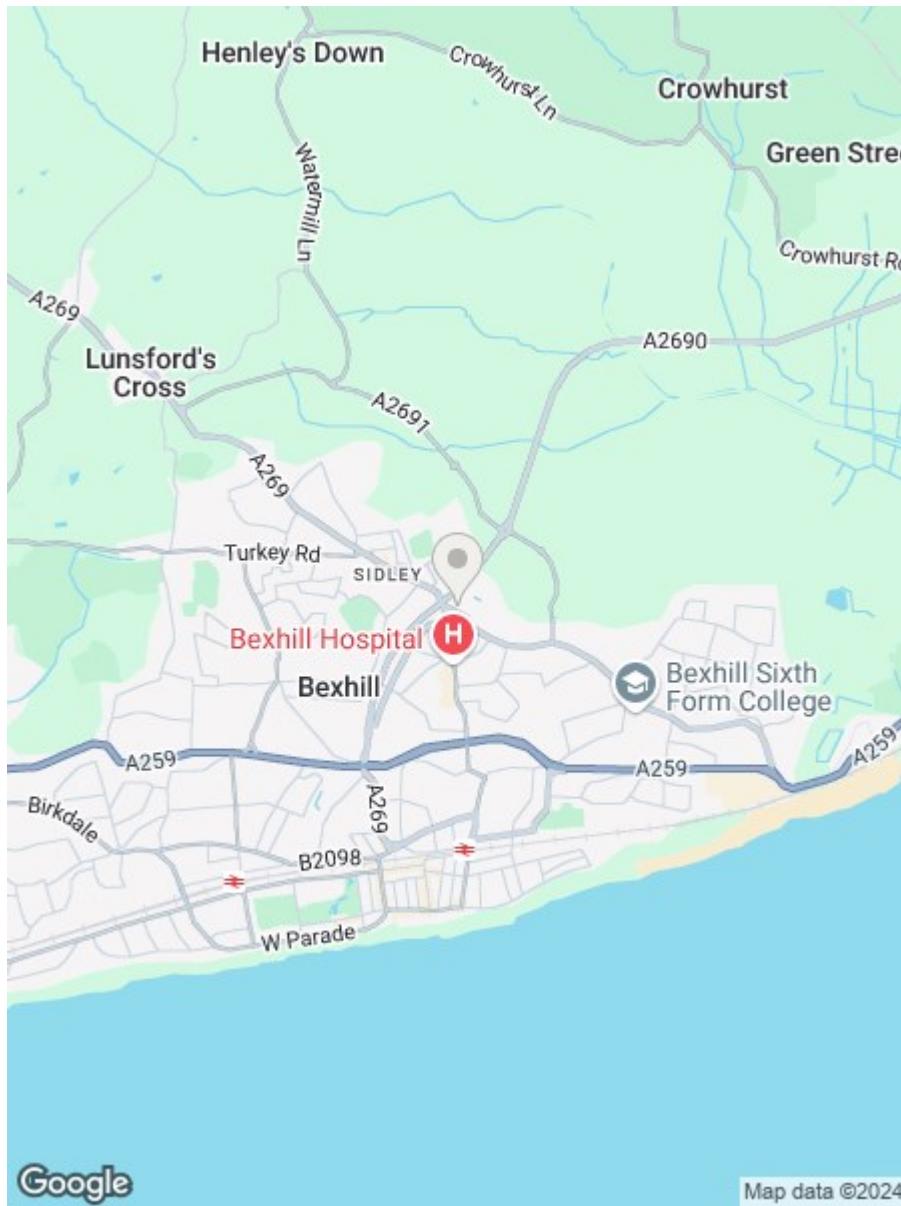




TOTAL FLOOR AREA : 813 sq.ft. (75.5 sq.m.) approx.

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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Residential Estate Agents  
Lettings & Property Management



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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