

**RUSH  
WITT &  
WILSON**



**45 Jameson Road, Bexhill-On-Sea, East Sussex TN40 1EG  
£410,000**

**Rarely available! Bright and spacious older style three bedroom detached house, situated just off the seafront at Bexhill, and within close proximity to the town centre with its excellent range of shopping facilities and services, single garage, gas central heating system, double glazed windows and doors, modern kitchen/breakfast room, utility room, downstairs cloakroom, private front and rear gardens, off road parking on driveway. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents. NO ONWARD CHAIN**



**Entrance Lobby**

With sliding doors and window to front elevation with a tiled floor.

**Entrance Hallway**

Double radiator, wood flooring.

**Living Room**

16'1 x 14'6 (4.90m x 4.42m )

Bay window to front elevation, window to side, wood flooring, double radiator, stone fireplace with concealed lighting and Real Flame gas fire.

**Kitchen/Breakfast Room**

14'1 x 9'10 (4.29m x 3.00m )

Windows overlook the rear garden. Modern fitted kitchen comprising a range of wall and base units with laminate granite effect straight edge worktops, one and a half bowl single drainer sink unit with mixer tap, free standing cooker with gas hob, ovens and grill, double radiator, laminate wood effect flooring.

**Utility Room**

9'3 x 6'2 (2.82m x 1.88m )

Window to rear elevation, door to side, straight edge laminate worktop, plumbing for washing machine, space for fridge and freezer, double radiator, tiled floor.

**Cloakroom**

WC with low level flush, wall mounted wash hand basin, obscure glass window to side elevation, part tiled walls.

**First Floor Landing**

Window to side elevation, access to roof space.

**Bedroom One**

13'5 x 12'9 (4.09m x 3.89m )

Fitted wardrobes, double radiator, window to front elevation.

**Bedroom Two**

9'5 x 8'10 (2.87m x 2.69m )

Captains window to side, double radiator.

**Bedroom Three**

11'8 x 9'4 (3.56m x 2.84m )

Window to rear elevation, double radiator.

**Shower Room**

Walk-in shower with chrome controls with shower head, inset wash hand basin with vanity unit beneath, tiled walls, obscure glass window to rear elevation, chrome heated towel rail.

**Separate WC**

WC with low level flush, half height wall tiling and obscure glass window to rear elevation.

**Outside****Front Garden**

Mainly laid to lawn with pathway to side access and driveway for off road parking, all enclosed with fencing and retaining walls.

**Rear Garden**

Mainly laid to lawn and all enclosed with fencing to all sides, patio area for alfresco dining.

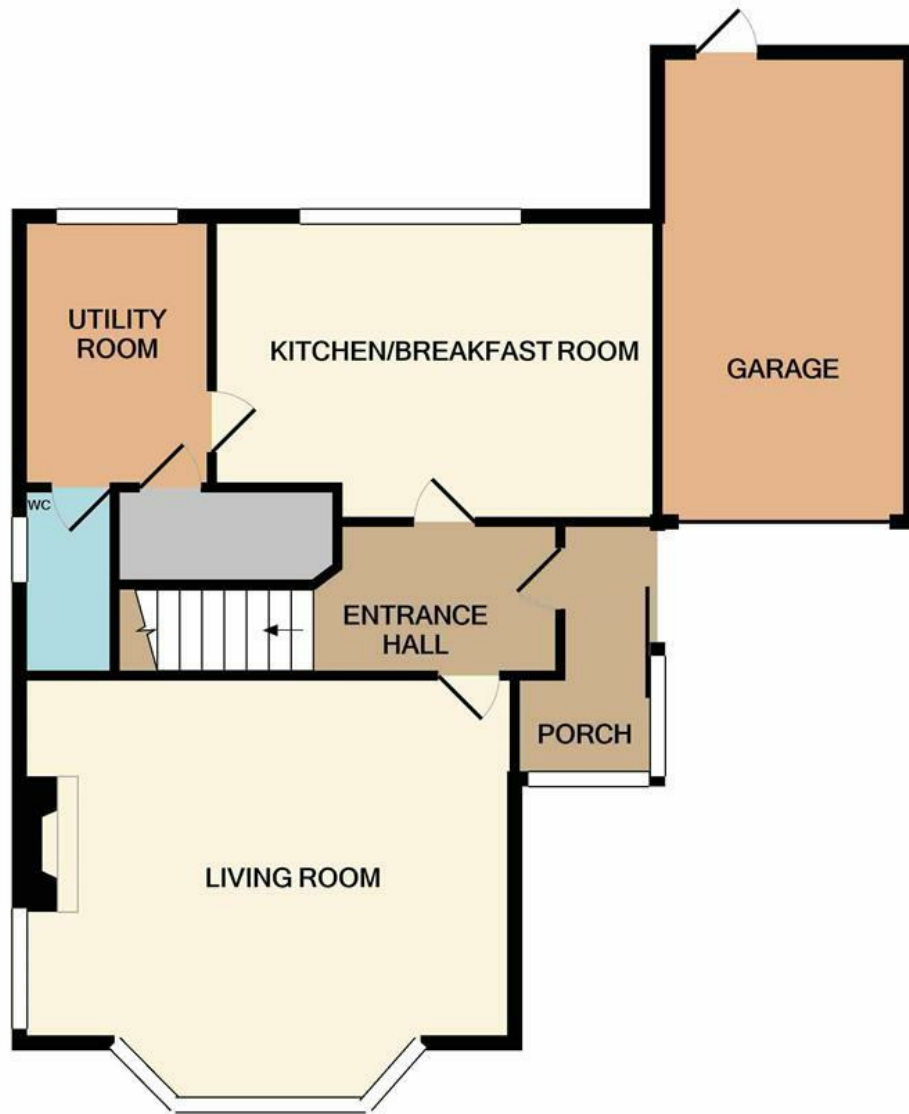
**Garage**

Single garage with metal up and over door, power and light and door to the rear.

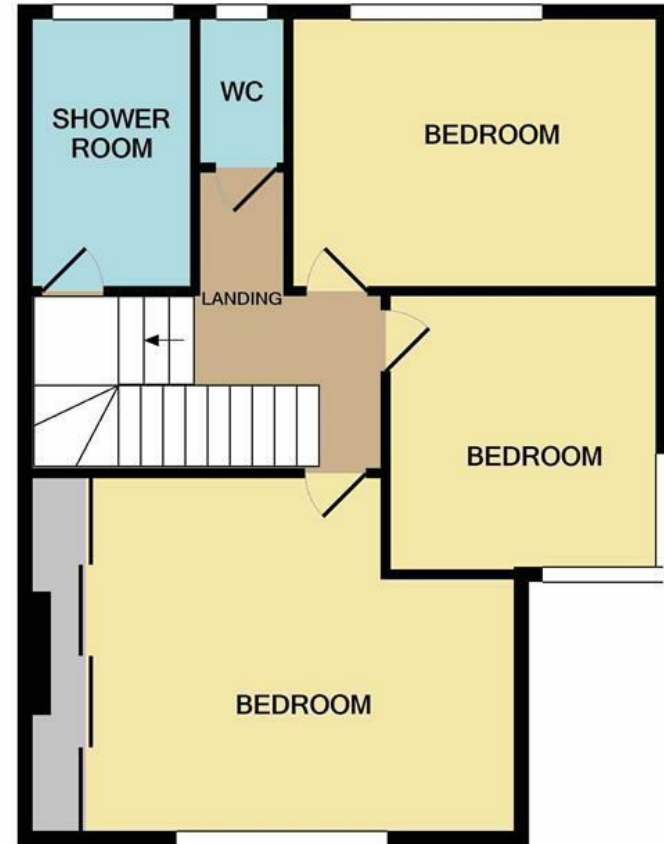
**Agents Notes**

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.





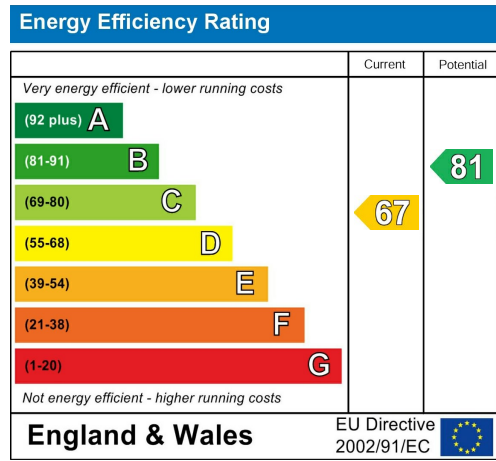
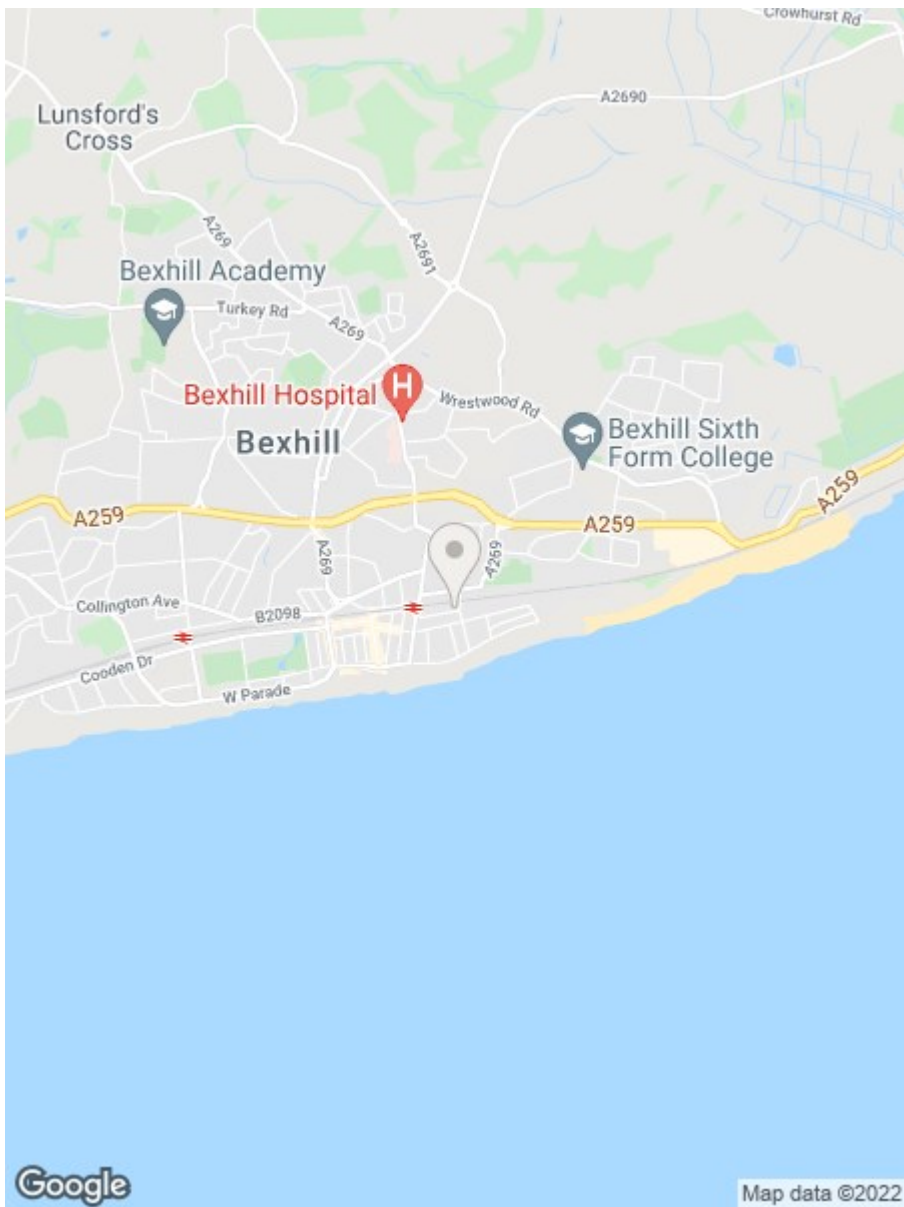
GROUND FLOOR  
 APPROX. FLOOR  
 AREA 655 SQ.FT.  
 (60.9 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 511 SQ.FT.  
 (47.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1167 SQ.FT. (108.4 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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.  
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