

**RUSH
WITT &
WILSON**



**46 Havelock Road, Bexhill-On-Sea, East Sussex TN40 2BZ
£290,000**

An opportunity to acquire this exceptionally well presented three bedroom semi detached Victorian character home ideally located in the popular Chantry location. The property offers many original character features with bright and spacious accommodation throughout comprising a bay fronted lounge through to dining room, stunning newly fitted kitchen/breakfast room with built in appliances, three bedrooms and a family bathroom. Other internal benefits include gas central heating to radiators and some double glazed windows. Externally the property offers a private and secluded rear garden and a low maintenance front garden. Ideally situated in the ever popular Chantry location with easy access to local schools and amenities, viewing comes highly recommended by RWW Bexhill to appreciate this beautifully presented home in this sought after location.



Hallway

Obscured glass panelled timber front door leading to hallway with radiator, stairs leading to first floor, exposed timber floorboards, under stairs storage cupboard with fitted shelving, gas meter, electric meter and modern electric consumer unit.

Lounge

13'10" x 12'0" (4.22 x 3.68)

Double glazed bay window to front elevation, two radiators, inset fire place with wood burning stove, fitted bespoke alcove shelving with cupboards beneath, exposed timber floorboards, open archway leading through to dining room.

Dining Room

11'10" x 9'3" (3.62 x 2.84)

Singled glazed window to the rear elevation, radiator, open archway leading back through to lounge.

Kitchen

16'6" x 9'7" (5.03 x 2.93)

Double glazed window to the side elevation, a set of double glazed French doors giving access on to the rear garden, beautiful and thoughtfully designed modern fitted kitchen, with a range of matching wall and base level units with laminate straight edge worktop surfaces, integrated eye level electric double oven and grill, worktop mounted gas hob with fitted stainless steel extractor hood above, integrated fridge/freezer, integrated washing machine, integrated dishwasher, large stainless steel single sink with drainer and mixer tap, cupboard housing gas central heating boiler, part stone tiled walls, tiled floor, ceiling mounted spotlights.

First Floor Landing

Access to loft space with pull down ladder, exposed timber floorboards.

Bedroom One

14'8" x 14'4" (4.49 x 4.38)

Double glazed bay window to the front elevation, radiator, two bespoke fitted double wardrobes with hanging space, shelving and storage cupboards above, exposed timber floorboards.

Bedroom Two

11'9" x 9'8" (3.60 x 2.97)

Double glazed window to the rear elevation, radiator, bespoke fitted wardrobe with hanging space and shelving, ceiling mounted spotlights.

Bedroom Three

9'8" x 6'6" (2.96 x 2)

Single glazed window to the rear elevation, radiator, fitted storage cupboard, exposed timber floorboards.

Family Bathroom

Two obscured single glazed windows to the side elevation, heated chrome towel rail, modern white bathroom suite comprising low level wc, pedestal mounted wash hand basin with waterfall style mixer tap, panelled enclosed P bath with mixer tap and shower attachment, part tiled walls and tiled floor.

Externals

Front Garden

Small Front Garden with pathway leading to front door.

Rear Garden

Timber decking, patio at the rear, the rest of the garden is mainly laid to lawn, two timber summerhouses, timber lean to with glazed windows to the front, side and rear elevation with light and power, gated side access leading to the front of the 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.



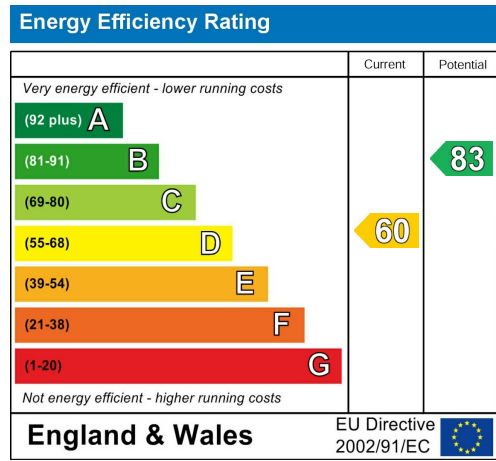


GROUND FLOOR
 APPROX. FLOOR
 AREA 550 SQ.FT.
 (51.1 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 545 SQ.FT.
 (50.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1095 SQ.FT. (101.8 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, 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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