

**RUSH  
WITT &  
WILSON**



**26 Claremont Road, Bexhill-On-Sea, East Sussex TN39 5BX  
£269,950**

**An opportunity to acquire this well presented three bedroom terraced house, ideally located within easy walking distance of local amenities. Offering bright and spacious accommodation throughout, the property comprises three bedrooms, lounge, dining room, fitted kitchen and family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property boasts a beautifully maintained rear garden, whilst to the front of the property there is a small low maintenance front garden. Conveniently situated within easy walking distance of local amenities, local primary and secondary schools, doctors surgery and bus stops, whilst still only being approximately one mile from Bexhill town centre with sea front and mainline rail station. Full electrical re-wire in December 2020. OFFERED WITH NO ONWARD chain. Viewing comes highly recommended by RWW Bexhill to appreciate this spacious family home in this convenient location. Council tax Band B.**



### **Entrance Porch**

Double glazed French doors, obscured glass panelled internal front door with obscured stain glass side light window leading to the entrance hall.

### **Entrance Hall**

Radiator, open storage space under the stairway with some fitted cupboards housing the electric meter, electric consumer unit and gas meter, stairs leading to first floor.

### **Lounge**

11'10" x 11'7" (3.61 x 3.55)

Double glazed window to the front elevation, radiator, feature fireplace with fitted gas fire.

### **Dining Room**

11'5" x 9'8" (3.48 x 2.97)

Double glazed French doors and double glazed windows to the rear elevation giving access onto the rear garden, radiator, open arch leading through to the kitchen, open archway leading through to the hallway, feature fireplace with fitted wood burning stove, recessed ceiling spotlights.

### **Kitchen**

9'8" x 6'11" (2.96 x 2.12)

Double glazed window to the rear elevation, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, stainless steel single sink with drainer and mixer tap, space for freestanding cooker, plumbing space for washing machine, space for tumble dryer, part tiled walls.

### **First Floor Landing**

Access to loft space with fitted loft ladder.

### **Bedroom One**

11'5" x 11'3" (3.48 x 3.43)

Double glazed window to the rear elevation, radiator, wall mounted gas central heating boiler, fitted alcove shelving.

### **Bedroom Two**

11'10" x 9'8" (3.63 x 2.97)

Double glazed window to the front elevation, radiator, range of fitted wardrobes comprising hanging space, shelving and storage cupboards above.

### **Bedroom Three**

7'3" x 6'11" (2.22 x 2.12)

Double glazed window to the front elevation, radiator.

### **Bathroom**

Obscured double glazed window to the rear elevation, radiator, white bathroom suite comprising pedestal mounted wash hand basin with mixer tap, low level wc, panelled enclosed bath with mixer tap and shower attachment, part tiled walls, extractor fan.

### **Outside**

#### **Front Garden**

Steps leading up to the front door, a small, low maintenance front garden with some mature plants and shrubs.

#### **Rear Garden**

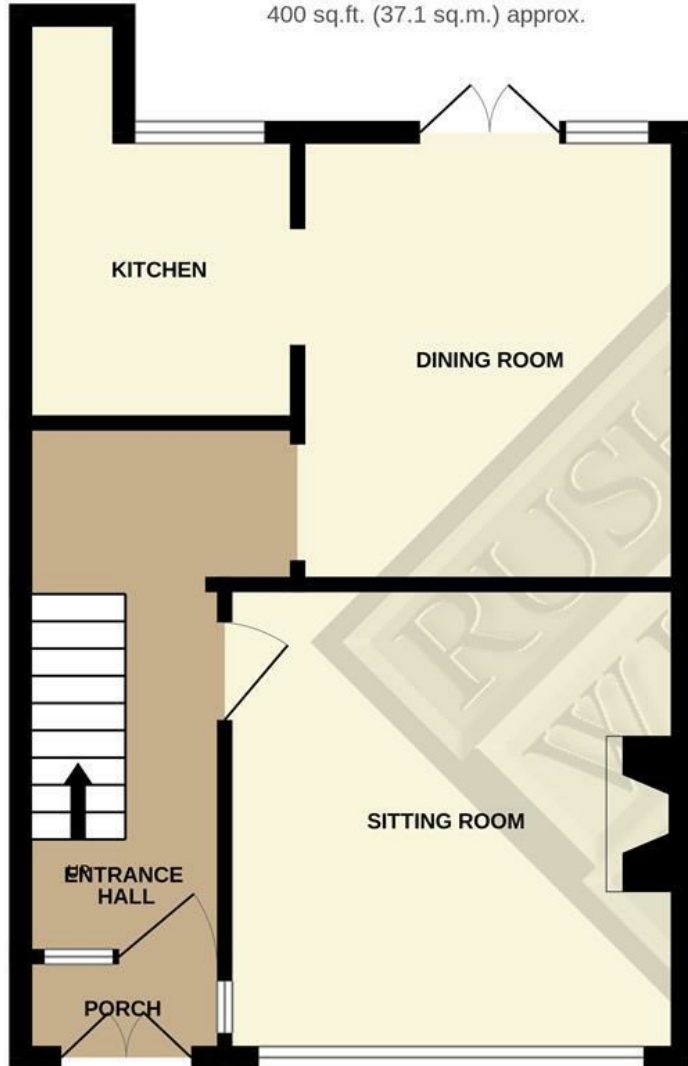
Beautifully maintained rear garden with sun patio, the second tier of the garden is mainly laid to lawn with mature plants and shrubs and additional raised sun patio, timber garden shed, gated access leading to the rear alleyway providing rear access, external power points.

#### **Agents Note**

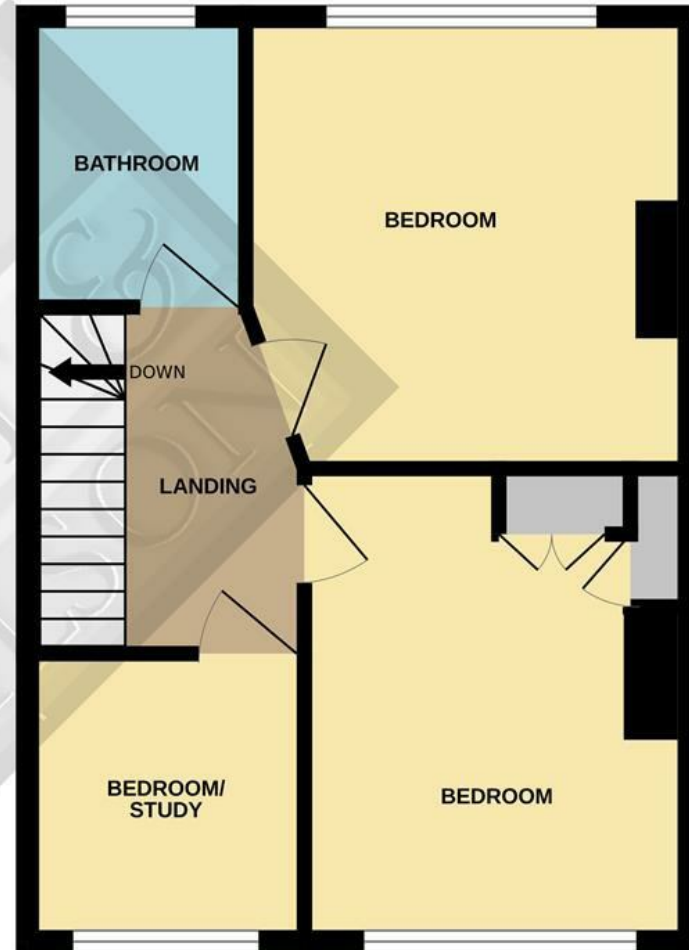
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR  
400 sq.ft. (37.1 sq.m.) approx.



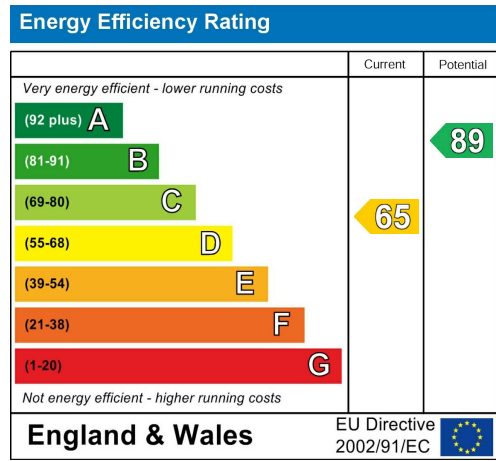
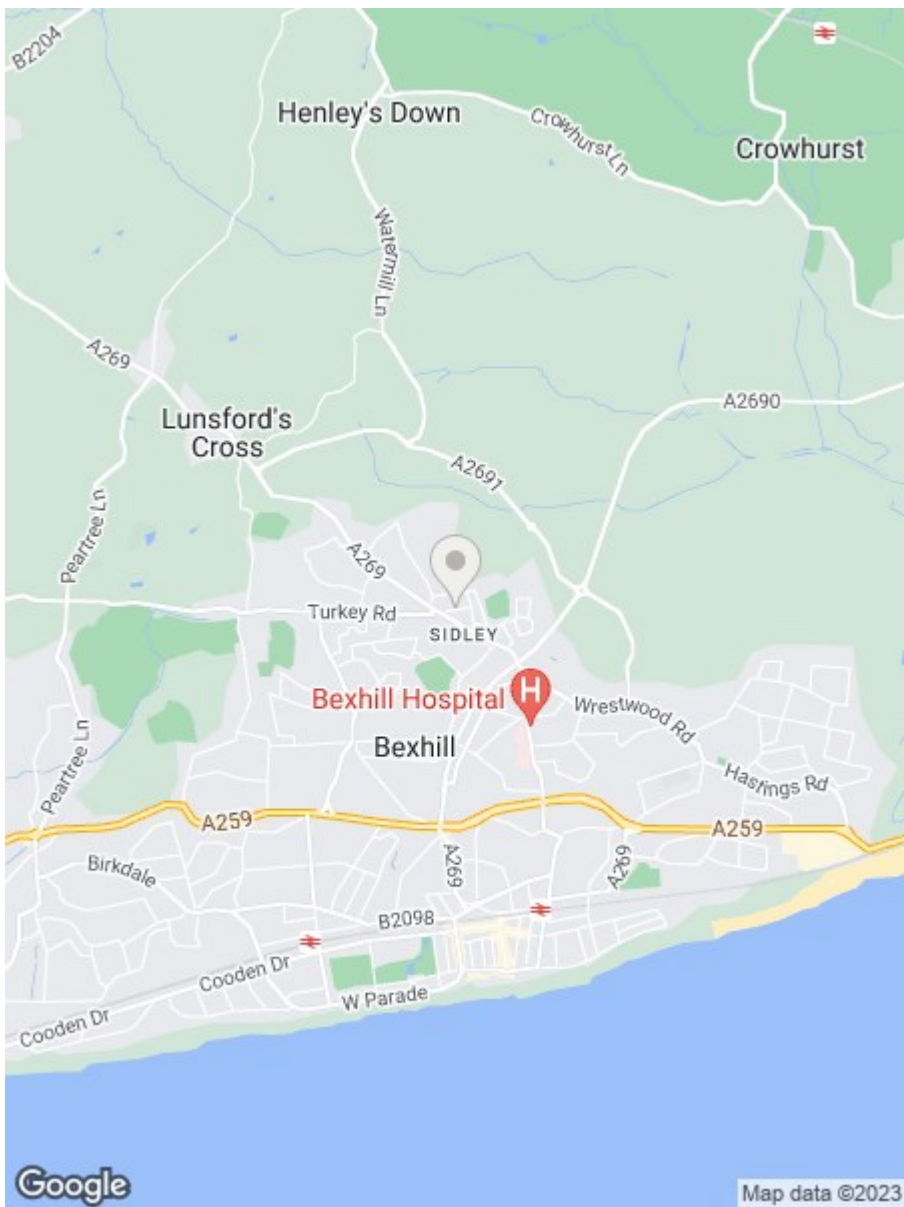
1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 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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