RUSH WITT & WILSON

30 Magdalen Road, Bexhill-On-Sea, East Sussex TN40 1SB
£425,000

An impressive four bedroom semi detached house with sea views from the upper bedrooms, gas central heating system, double glazed windows and doors, upvc conservatory, two reception rooms, beautiful herringbone flooring to the ground floor, arranged over three floors, two cloakroom, solar panel energy delivering an approx income of £1,100 pa, south facing rear private garden, off road parking to the front, situated close to Town. Viewing comes highly recommended by RWW sole agents.

Entrance Porch
With entrance door and windows to front and side elevation.

Entrance Hallway
Single radiator, herringbone flooring, under stairs storage cupboard, further storage area.

Dining Room
13'6 x 11'10 (4.11m x 3.61m)
Bay window to front elevation, double radiator, herringbone flooring, tiled fireplace,

Living Room
18'5 x 15'4 (5.61m x 4.67m)
Open fireplace with ornate tiled surround, herringbone flooring, two double radiators, French doors lead out to the conservatory.

Conservatory
8'7 x 11'2 (2.62m x 3.40m)
Over looking the rear garden and side elevation, with French Doors leading out to patio.

Kitchen
11'3 x 12'2 (3.43m x 3.71m)
Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, space for range style cooker, space for American style fridge/freezer, tiled splash backs, window to side elevation with door, single radiator, wall mounted gas central heating boiler.

First Floor Landing
Double radiator, builtin linen cupboard.

Bedroom One
15'3 x 17'5 (4.65m x 5.31m)
Bay window overlooks the rear elevation, two double radiators, built in wardrobe cupboards, ornate original Victorian fireplace, inset wash hand basin with vanity unit.

Bedroom Two
13'3 x 12'1 (4.04m x 3.68m)
Bay window to front elevation, single radiator, original cast iron fireplace, built in bedroom furniture comprising wardrobes, overhead compartments, further double radiator.

Bedroom Three
10'8 x 5'10 (3.25m x 1.78m)
Window to front elevation, single radiator, laminate wood flooring.

Bathroom
Suite comprising corner bath with wall mounted electric shower unit and controls and shower head, inset wash hand basin with vanity unit beneath, partly tiled walls, single radiator.

Cloakroom
WC with low level flush, wall mounted wash hand basin with tiled splash backs, single radiator, obscured glass window to the side elevation.

Additional Cloakroom
With wc with low level flush, wall mounted wash hand basin with tiled splash back, obscured glass window to the side elevation.

Second Floor Landing

Bedroom Four
10'6 x 14'2 (3.20m x 4.32m)
Two velux windows to the rear southerly elevation with beautiful sea views, doors to eaves storage compartments.

Outside

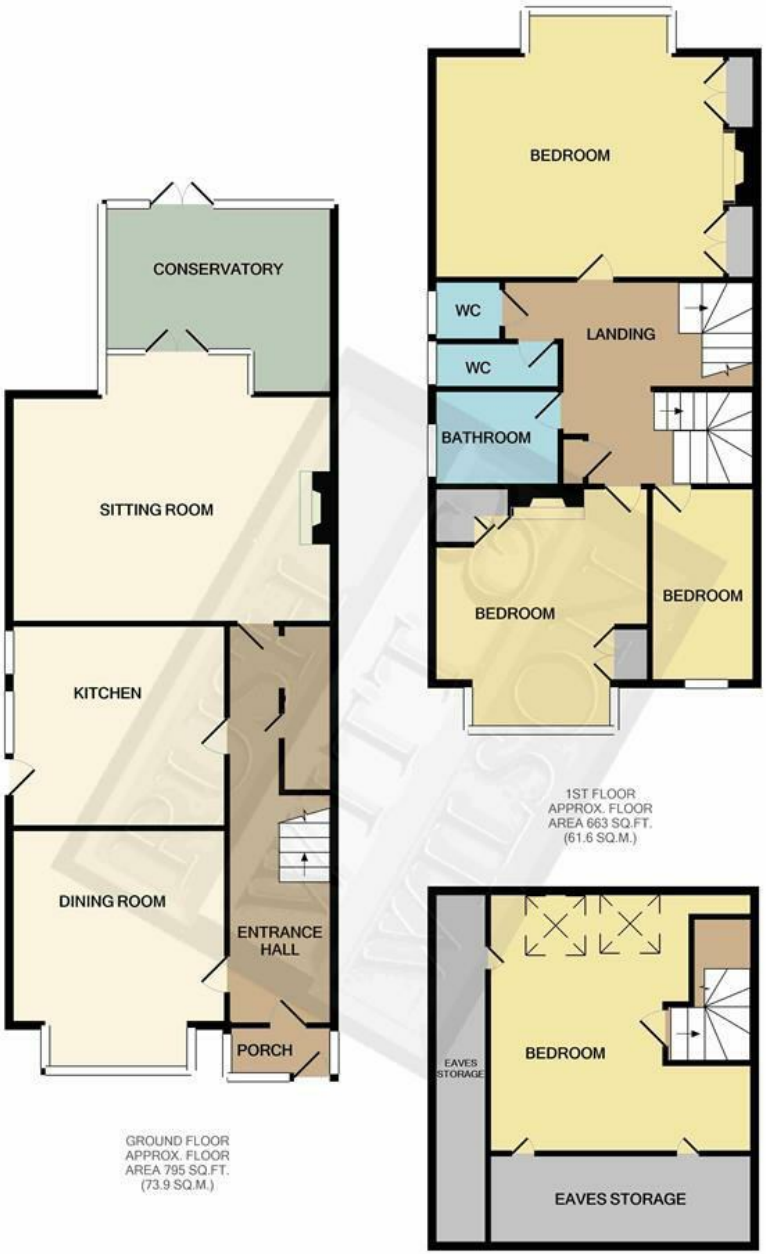
Front Garden
Mainly arranged for off road parking for two vehicles, all enclosed with mature shrubbery to both sides, bricked paved driveway and path.

Solar energy information
Solar Panels bring in an income of approximately £1,100 per year.

Rear Garden
Beautiful southerly aspect, mainly laid to lawn with mature shrubbery to all sides offering privacy and seclusion, ornamental fish pond, large timber framed shed with power and light, two additional sheds for storage.

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 795 SQ.FT.
(73.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 663 SQ.FT.
(61.6 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 349 SQ.FT.
(32.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1808 SQ.FT. (167.9 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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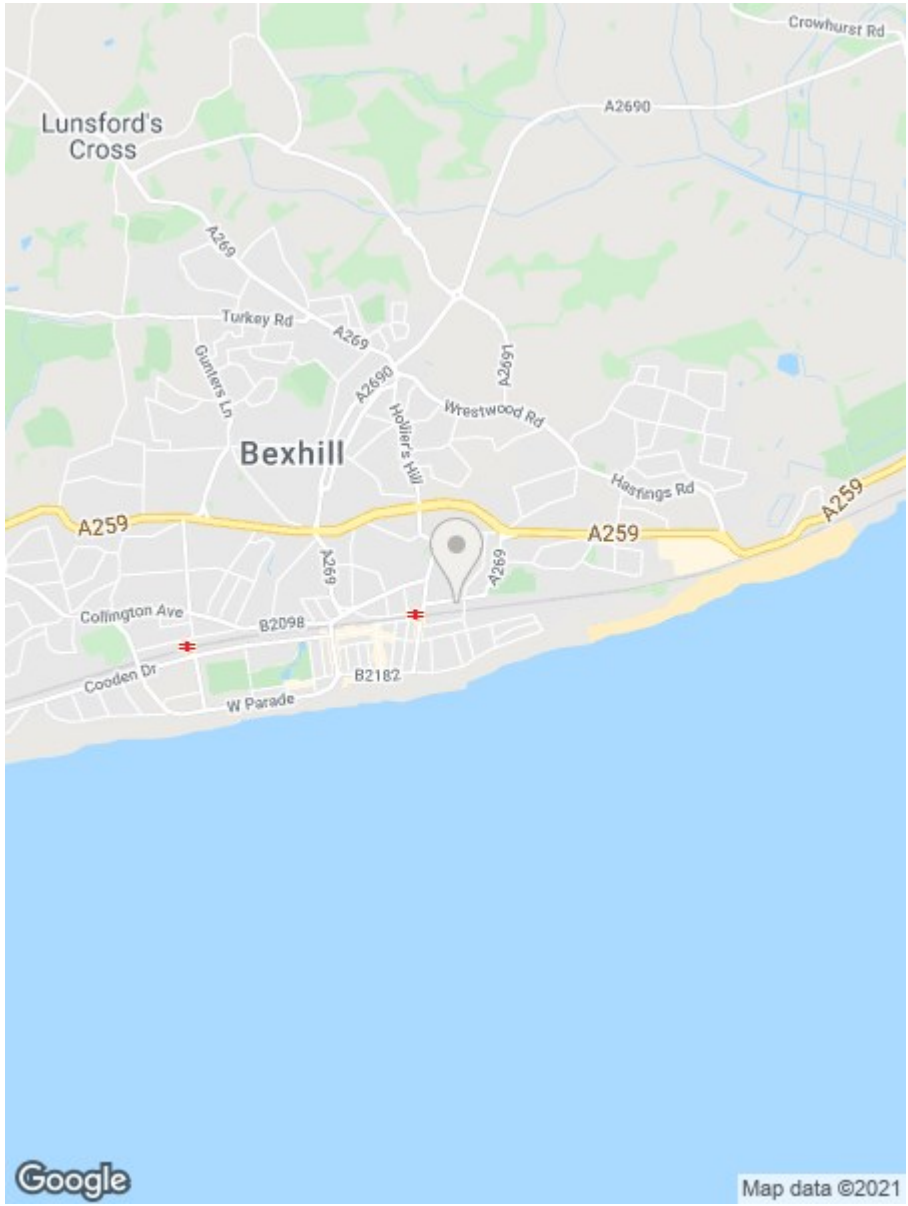

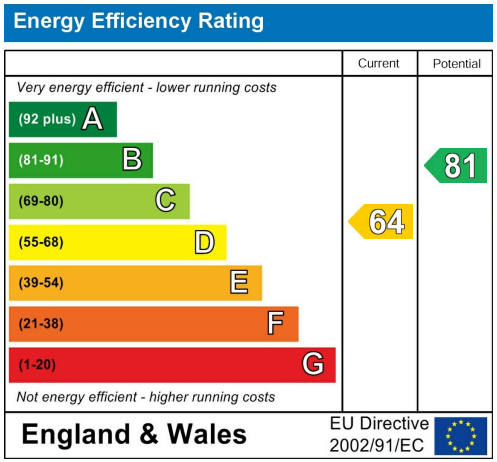

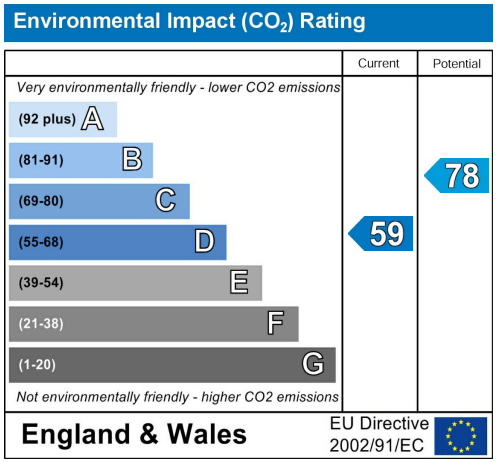

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