

**RUSH  
WITT &  
WILSON**



**17 Rotherfield Avenue, Bexhill-On-Sea, East Sussex TN40 1SY  
£259,000**

**A beautiful converted maisonette, full of character and charm throughout, comprising modern fitted kitchen, three bedrooms, large living room, modern bathroom suite and separate w/c. Other internal benefits include newly installed electric heating system, double glazed windows and doors & extensive storage space throughout. Externally, the property boasts a private front garden, laid to lawn with patio seating area suitable for alfresco dining. We have been advised by our client that the extensive loft space is included and gives potential to extend (subject to the required consents).**

**Conveniently located in this town centre location, within a very short walking distance of Bexhill Train Station, Town Centre & Bexhill Seafront. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents. Council Tax Band B.**



**Entrance Hallway**

With obscured glass panelled door, double glazed window to the side, beautiful fireplace, built in storage cupboard with shelving and stairs leading to the first floor ,additional obscured glass window to the side elevation.

**First Floor Landing**

Electric radiator, loft access via loft hatch, large storage cupboard with shelving.

**Living Room**

17'0" x 12'5" (5.2 x 3.8)

Two double glazed windows overlooking the front elevation, electric radiator and feature fireplace.

**Bedroom One**

15'11" x 12'6" (4.86 x 3.83)

Double glazed windows to the rear elevation, electric radiator, built in wardrobe cupboards.

**Bedroom Two**

13'8" x 10'9" (4.19 x 3.29)

Double glazed windows the front elevation and electric radiator.

**Bedroom Three**

11'1" x 8'4" (3.38 x 2.55)

Double glazed to the rear elevation and electric radiator.

**Kitchen/Breakfast Room**

12'7" x 7'10" (3.84 x 2.4)

Modern fitted kitchen with matching wall and base level units with laminate straight edge work top surfaces, one and half bowl sink with drainer & mixer tap, integrated electric oven and four ring induction hob with extractor canopy above, space for free standing fridge/freezer, space and plumbing for washing machine and dishwasher, tiled splashbacks, double glazed windows to the side elevation.

**Separate W/C**

With w.c low level flush, obscured double glazed window to the side.

**Bathroom**

Modern suite comprising vanity unit with hand basin with mixer tap, panelled bath with chrome controls and chrome hand shower attachment, part tiled walls, double glazed window to the side elevation.

**Outside****Private Front Garden**

Laid to lawn, enclosed with picket fence.

**Lease and Maintenance**

50% Share of Freehold, lease 995, maintenance charges on ad hoc basis.

**Agent Notes**

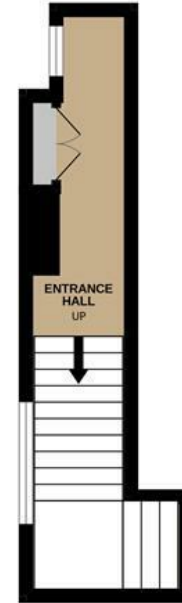
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



FIRST FLOOR:  
944 sq.ft. (87.7 sq.m.) approx.

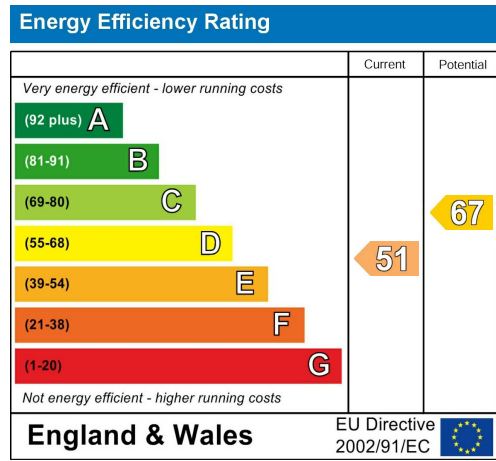
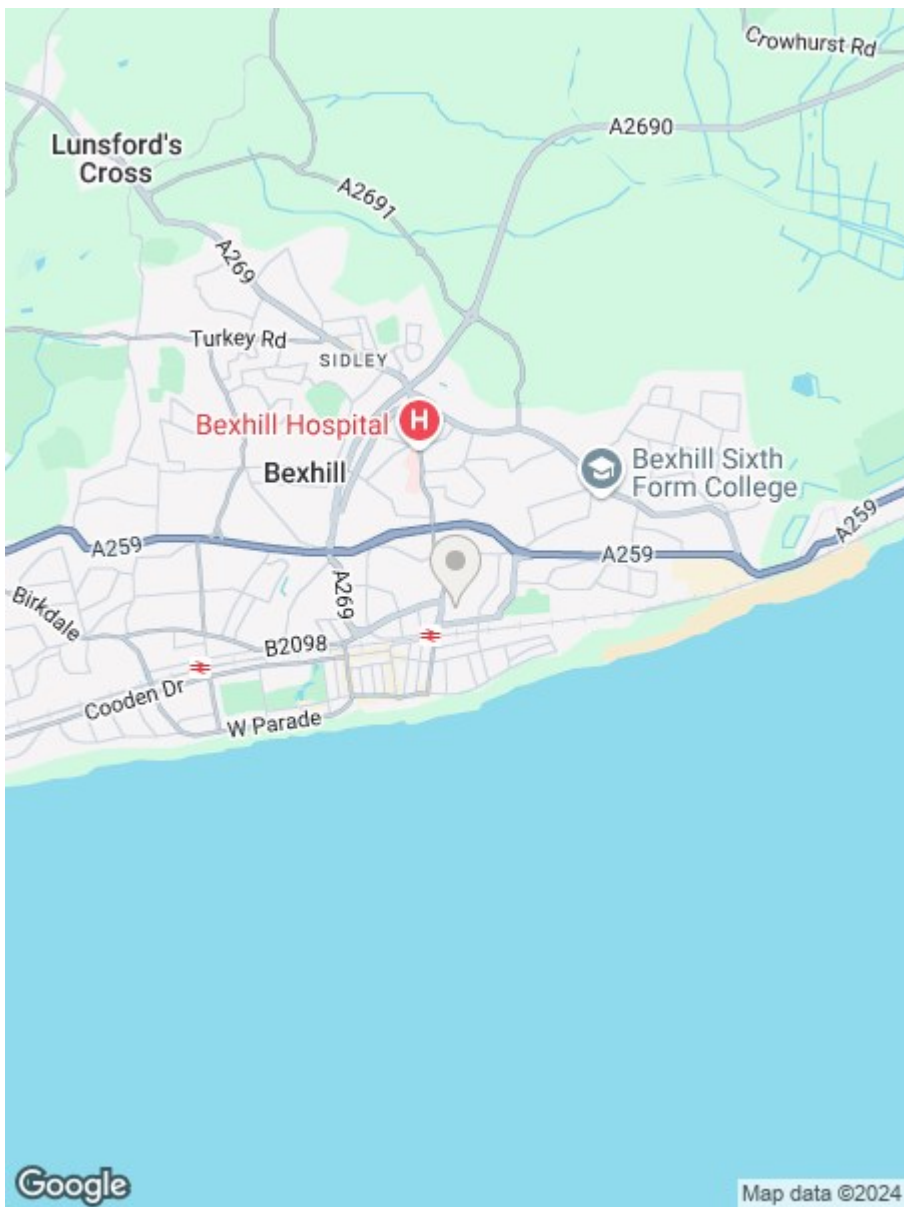


GROUND FLOOR ENTRANCE  
105 sq.ft. (9.8 sq.m.) approx.



TOTAL FLOOR AREA: 1049 sq.ft. (97.5 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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