

**RUSH  
WITT &  
WILSON**



**19 Cambridge Road, Bexhill-On-Sea, East Sussex TN40 2BU  
£312,000**

**A beautiful semi-detached three bedroom Victorian house, inspired by William Morris, beautifully presented throughout by the current vendors, comprising two reception rooms, modern kitchen & bathroom, private front and westerly rear gardens, gas central heating system and double glazed windows and doors, utility room. Viewings comes highly recommended by Rush, Witt & Wilson Sole Agents. Council Tax Band C.**



**Entrance Hall**

With dado rails, single radiator, shelving, UPVC double glazed entrance door, wood affect flooring.

**Living Room**

12'0" x 14'3" (3.67 x 4.35)

Bay window overlooking front elevation, double radiator, beautiful real flame gas fire with resin and granite fireplace, oak shelving to either side of fireplace, original corning.

**Dining Room**

15'11" x 11'11" (4.86 x 3.64)

Under stair storage cupboard, window to rear elevation, double radiator, wood affect flooring.

**Kitchen**

14'6" x 9'2" (4.42 x 2.80)

Window overlook by rear and side elevation with door leading to patio, modern fitted kitchen with wall and base units with laminate straight edge work top surfaces, twin bowl with drainer and mixer tap, plumbing for wash machine, plumbing for dishwasher, space for fridge/freezer, space for gas cooker, extractor canopy with light, tiled splashbacks, double radiator, switch for outside flood lights.

**First Floor Landing**

Access to roof space, single radiator. Wardrobe which will remain.

**Cloakroom**

W/C low level flush, wash hand basin, window to side, half height wall tiling. .

**Family Bathroom**

Panelled bath with shower screen, wall mounted electric shower with shower controls & shower head, pedestal wash hand basin, w/c low level flush, built in linen cupboards, double radiator, obscured glass window to rear elevation, heated chrome towel rail.

**Bedroom One**

10'6" x 14'6" (3.21 x 4.42)

Bay window overlooks front, two double radiators.

**Bedroom Two**

11'11" x 9'8" (3.64 x 2.96)

Window to rear, single radiator, wall mounted wash hand basin with vanity unit beneath, tiled splashbacks.

**Bedroom Three**

9'1" x 4'7" (2.77 x 1.42)

Window to front, double radiator.

**Outside****Rear Gardens**

Beautiful, landscaped rear gardens on the westerly elevation, raised patio area, outside water tap, additional patio with pergola, beautiful seating area overlooking the rear gardens with a whole host of mature shrubbery, plants and trees of various kinds, fish pond with wooden bridge, timber framed shed to the rear

**Brick Built Outbuilding**

9'3" x 7'6" (2.83 x 2.30)

Perfect for additional white goods, easily served as utility room/ workshop, window to rear elevation and door to side.

**Front Garden****Covered Side Entrance**

Perfect for additional storage for small motorcycles/ bikes etc, both front and rear doors hinge back to give better access.

**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.



1ST FLOOR  
460 sq.ft. (42.8 sq.m.) approx.

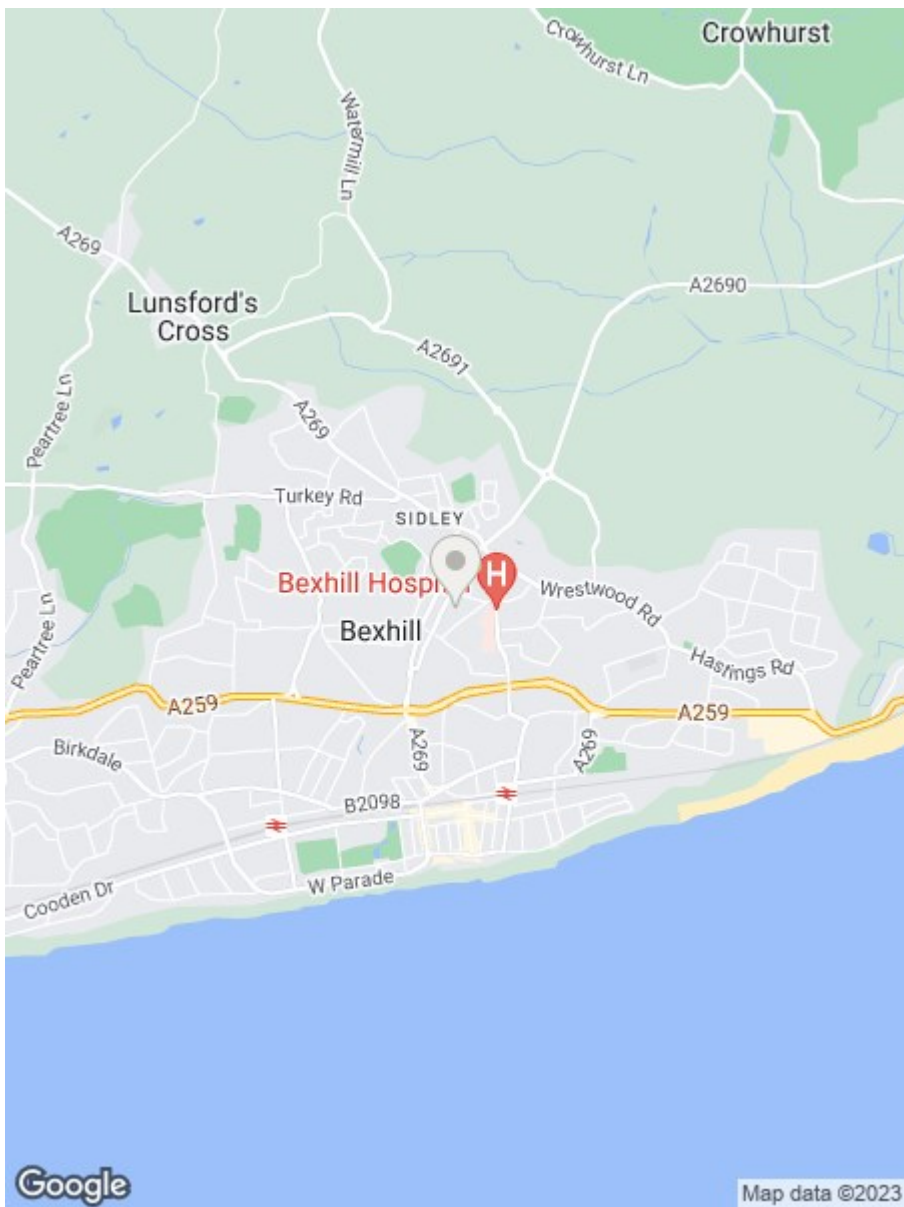


GROUND FLOOR  
559 sq.ft. (52.0 sq.m.) approx.

TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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