

RUSH  
WITT &  
WILSON



**8 Priory Court Fairmount Road, Bexhill-On-Sea, East Sussex TN40 2HW**  
**£249,000**

**This well presented three bedroom classic 1960's town house is ideally situated in this popular location within close distance to the Bexhill town centre, local schools and mainline rail station. Offering bright and spacious accommodation across three floors, the property comprises three bedrooms, mezzanine living room/ kitchen/ breakfast room, family bathroom, ground floor shower room and utility room. Other internal benefits include gas central heating to radiators and double glazed windows. Externally the property offers a secluded rear garden and a driveway leading to single garage. The property further benefits from being sold with no onward chain. Viewing is highly recommended via Rush Witt and Wilson Bexhill.**



**Entrance Hallway**

One radiator, stairs leading to first floor, access to integral garage, wood parquet flooring.

**Shower Room**

Rear aspect obscured window, wall mounted wash hand basin, W.C. with low level flush, walk in shower cubicle with sliding glass door and wall mounted shower controls and shower attachment, part tiled walls.

**Utility Room/Rear Porch**

9'1" x 9'3" (2.79 x 2.84)

Window to rear elevation, utility sink with storage cupboards beneath, plumbing for washing machine, storage cupboard housing the combination boiler.

**First Floor Landing****Living/Dining Room**

17'6" x 15'5" (5.34 x 4.72)

Window to front elevation, one radiator, ornamental feature fireplace, recess ceiling spot lights, parquet flooring, stairs leading to second floor landing.

**Kitchen/Breakfast Room**

15'5" x 9'6" (4.72 x 2.91)

Window to rear elevation overlooking rear garden, one radiator, modern fitted kitchen comprising a range of base and wall level units with roll top work surfaces, space for fridge/freezer, integrated electric oven, work top mounted hob with fitted stainless steel extractor above, integrated under counter fridge, inset stainless steel sink and drainer with chrome mixer tap, part tiled walls, ceiling mounted spot lights, breakfast bar.

**Second Floor Landing**

Storage cupboard with slatted shelving and water tank.

**Bedroom One**

12'7" x 9'5" (3.84 x 2.88)

Window to rear elevation, fitted wardrobes with hanging space and cupboard space above, one radiator

**Bedroom Two**

11'7" x 7'7" (3.54 x 2.32)

Window to front elevation, one radiator, built-in wardrobe with hanging space and cupboard space above.

**Bedroom Three**

7'10" x 6'9" (2.39 x 2.07)

Window to front elevation, one radiator, built-in wardrobe with hanging space and cupboard space above.

**Bathroom**

Rear aspect obscured double glazed windows, pedestal mounted hand washbasin, low level W.C, panel enclosed bath with separate hot and cold taps and shower attachment, fully tiled walls.

**Outside****Front Garden**

Mainly laid to lawn, driveway providing off road parking for a single car leading to the integral garage.

**Rear Garden**

Concrete patio area leading onto the rest of the garden which is mainly laid to lawn with mature plant and hedge borders, timber garden shed, outdoor storage cupboard.

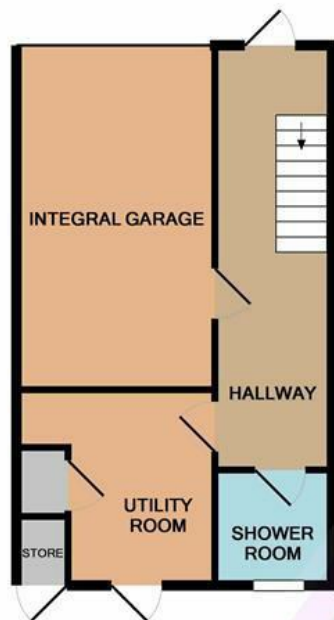
**Integral Garage**

Up and over door, power and light, fitted shelving, electric and gas meters.

**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.

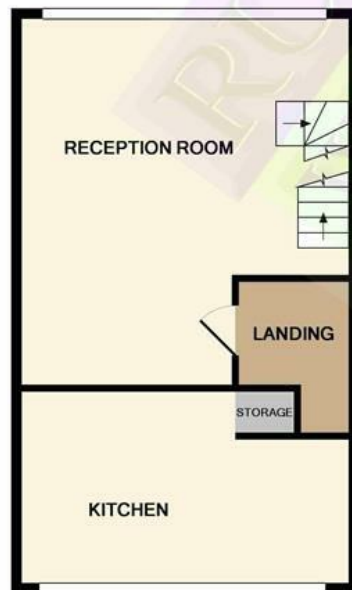




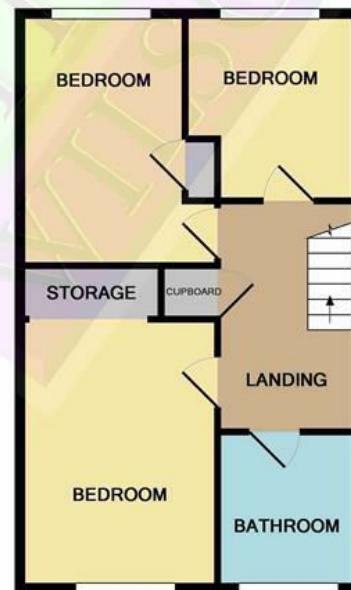
GROUND FLOOR  
APPROX. FLOOR  
AREA 369 SQ.FT.  
(34.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1209 SQ.FT. (112.3 SQ.M.)

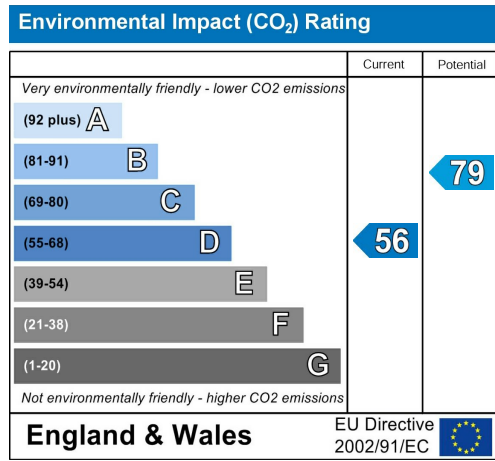
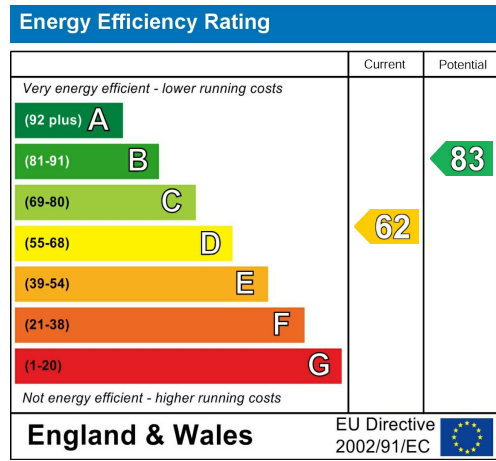
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2018



1ST FLOOR  
APPROX. FLOOR  
AREA 420 SQ.FT.  
(39.0 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 420 SQ.FT.  
(39.0 SQ.M.)



**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**