

**RUSH  
WITT &  
WILSON**



**7 Barrack Road, Bexhill-On-Sea, East Sussex TN40 2AT  
£335,000**

**A deceptively spacious and well presented three/four bedroom semi detached house, ideally located in the sought after Chantry/Old Town location. Offering versatile accommodation split across four floors the property comprises modern fitted kitchen/dinner, three/four bedrooms, one of the rooms currently being used a reception room, family bathroom, lower ground floor shower room/utility room and an additional two reception rooms leading onto the rear garden. Other internal benefits include gas central heating to radiators, double glazed windows throughout and stunning views across Bexhill. Externally the property offers a low maintenance rear garden, front garden and driveway providing off road parking. Conveniently situated within close walking distance to Bexhill town centre, seafront and mainline rail station, viewing comes highly recommended by RWW Bexhill to appreciate this stunning family home in this popular location. Council Tax Band C.**



### **Entrance Hall**

Obscured glass panelled composite front door leading to hall way, side aspect double glazed window, with stairs leading to first floor and stairs leading to lower ground floor, overhead cupboard housing electric consumer unit, open archway leading through to reception room/bedroom.

### **Kitchen/Diner**

16'4" x 9'8" (5 x 2.97)

Rear aspect double glazed windows with stunning rooftop and treetop views across Bexhill, with far reaching views across to the South Downs, Radiator, modern fitted kitchen with a range of matching wall and base level units with straight edge laminate worktop surfaces, cupboard housing the gas central heating combination boiler, plumbing space for dishwasher, bowl and half sink with drainer and mixer tap, integrated electric oven with worktop mounted electric induction hob and fitted extractor hood above, space for for standing American style fridge/freezer, recessed ceiling spotlights, large storage cupboard providing ample storage with fitted shelves.

### **Bedroom Three/ Reception Room Three**

10'2" x 10'1" (3.11 x 3.09)

Front aspect double glazed window, radiator.

### **Lower Ground Floor**

Stairs leading down to lower ground floor.

### **Lower Ground Floor Reception Room One**

16'1" x 10'11" (4.92 x 3.33)

Front aspect double glazed window, radiator, under stairs storage cupboard, centre feature fireplace/pillar with open access both sides leading to second reception room, recessed ceiling spotlights.

### **Lower Ground Floor Reception Room Two**

10'1" x 9'8" (3.09 x 2.96)

Rear aspect double glazed sliding patio door giving access to the rear garden, radiator, recessed ceiling spotlights, door giving access to utility/shower room.

### **Utility Room**

5'8" x 3'9" (1.75 x 1.16)

Straight edge laminate worktop surface, plumbing space for washing machine, worktop space for tumble dryer, door giving access to shower room.

### **Shower Room**

Modern fitted shower room with heated chrome towel rail, modern white suite comprising low level wc, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, walk in shower cubicle with wall mounted shower controls, shower attachment and part tiled walls.

### **First Floor Hallway**

Large storage cupboard with shelving and hanging space, door giving access to stairs leading to second floor.

### **Bedroom One**

10'5" x 9'5" (3.20 x 2.89)

Rear aspect double glazed windows with stunning rooftop and treetop views across the whole of Bexhill, radiator, alcove suitable for fitted wardrobe space, radiator.

### **Bedroom Two**

10'0" x 8'5" to wardrobes (3.05 x 2.57 to wardrobes)

Front aspect double glazed window, radiator, large fitted wardrobes with sliding mirror doors hanging space and shelving, radiator.

### **Bathroom**

Side aspect obscured double glazed window, radiator, bathroom suite comprising low level wc, pedestal mounted wash hand basin, corner bath with seat and wall mounted electric power shower and shower attachment, part tiled walls, ceiling mounted spotlights.

### **Second Floor**

#### **Second Floor Bedroom Four**

16'4" x 11'5" (4.98 x 3.49)

Front aspect double glazed Velux windows, radiator, storage cupboards giving access to eaves storage, set in eaves.

### **Externals**

#### **Front Garden**

Driveway providing off road parking, crazy paved pathway leading to front door, flowerbeds with mature plant and shrubs, gated access leading to rear garden.

#### **Rear Garden**

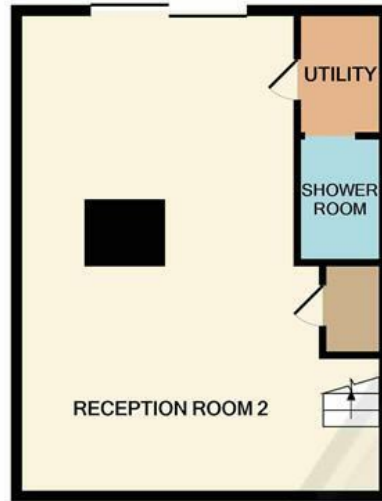
Beautifully maintained low maintenance rear garden with two raised timber decked areas providing social space suitable for alfresco dining, astro turf lawn boarded by

closed board fencing, large timber garden shed with light and power, steps down the side of the property with gated access leading to the front of the property.

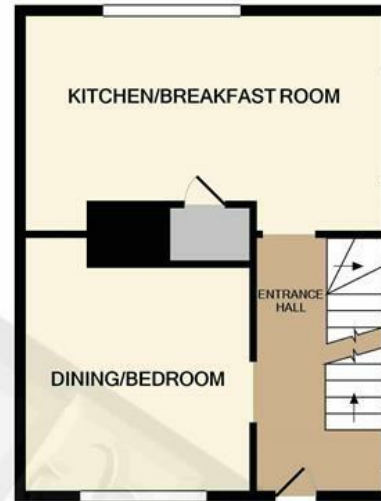
### **Agents Note**

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.

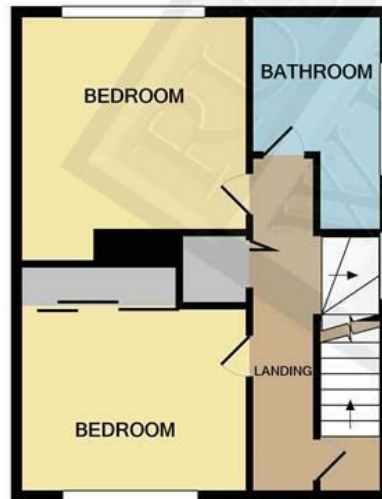




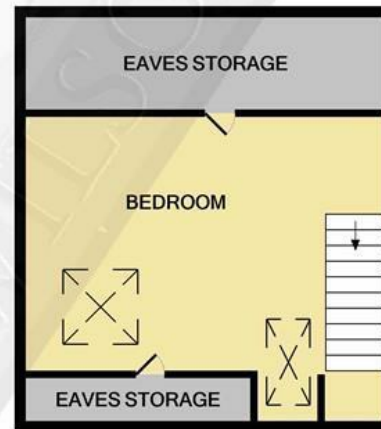
LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 337 SQ.FT.  
(31.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 337 SQ.FT.  
(31.3 SQ.M.)



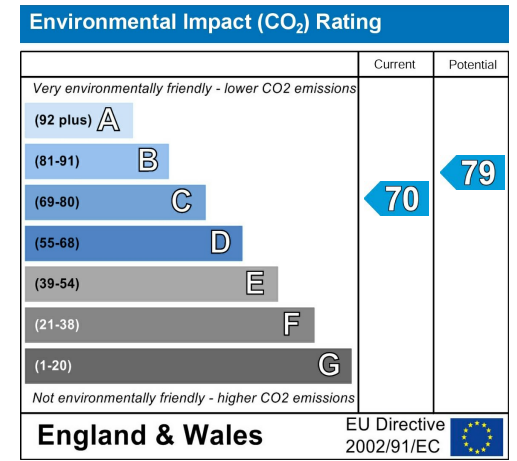
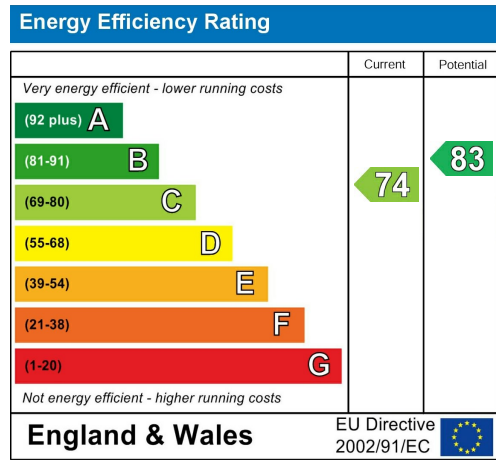
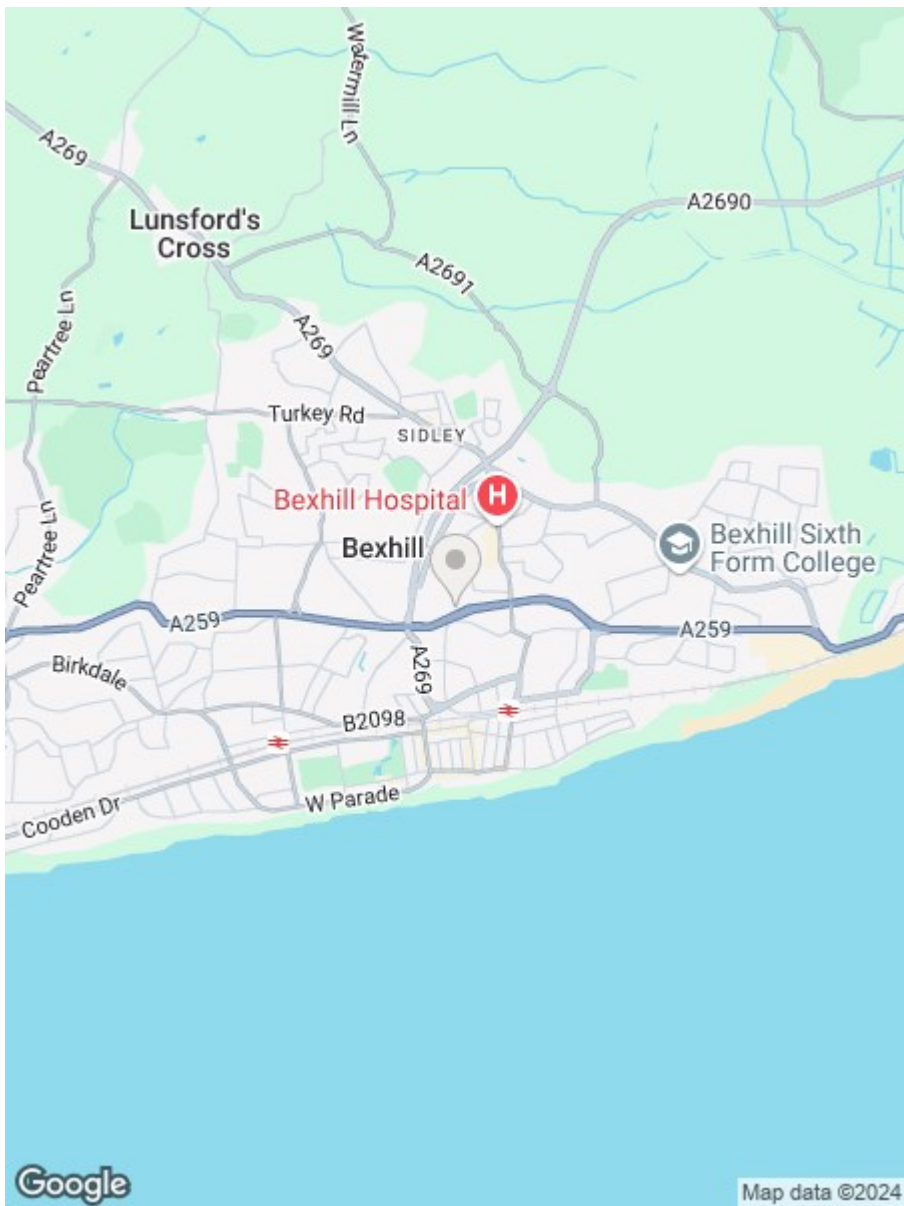
2ND FLOOR  
APPROX. FLOOR  
AREA 340 SQ.FT.  
(31.6 SQ.M.)



3RD FLOOR  
APPROX. FLOOR  
AREA 297 SQ.FT.  
(27.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1312 SQ.FT. (121.9 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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