

**RUSH  
WITT &  
WILSON**



**21 Ashdown Road, Bexhill-On-Sea, East Sussex TN40 1SE  
£285,000**

Rush, Witt and Wilson are delighted to welcome to the market this exceptionally well presented three bedroom semi-detached house ideally located within easy walking distance to Bexhill town centre, mainline rail station and seafront. Beautifully presented throughout and offering bright and spacious accommodation, the property comprises open plan living space with lounge and modern fitted kitchen/diner, three bedrooms and a family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers a private and secluded side/rear garden, low maintenance front garden and driveway providing off road parking leading to a detached single garage. Conveniently situated with in easy access to local schools, collages and amenities and offered with no onward chain viewing comes highly recommended by RWW Bexhill to appreciate this stunning home in this highly convenient location.



**Entrance Hall**

Obscured double glazed front door leading to entrance hall, comprising radiator, double glazed window to the side elevation, stairs leading to first floor, modern electric consumer unit.

**Open Plan Living Space****Lounge**

16'0" x 12'3" (4.90 x 3.75)

Double aspect double glazed windows to the front and side elevations, radiator, under stairs storage cupboard, large open arch-way leading through to the kitchen/diner.

**Kitchen/Diner**

12'3" x 11'1" (3.74 x 3.38)

Double glazed windows to the rear elevation, double glazed French doors giving access onto the garden, radiator, modern fitted white gloss kitchen comprising a range of matching wall and base level units with laminate rolled edge worktop surfaces, integrated fridge/freezer, integrated electric oven, worktop mounted electric hob with stainless steel splashback and extractor hood, stainless steel single sink with drainer and mixer tap, integrated dishwasher, cupboard housing the gas central heating boiler, part tiled walls.

**First Floor Landing**

Access to loft space, airing cupboard housing the hot water cylinder with slatted shelving.

**Bedroom One**

9'2" x 9'10" (2.81 x 3)

Double glazed window to the front elevation, radiator, built in wardrobe with sliding mirrored doors providing hanging space and shelving.

**Bedroom Two**

10'2" x 5'6" (3.10 x 1.70)

Double glazed window to the rear elevation, radiator.

**Bedroom Three**

10'2" x 6'5" (3.10 x 1.97)

Double glazed window to the rear elevation, radiator.

**Family Bathroom**

Obscured double glazed window to the side elevation, radiator, white suite comprising panelled enclosed bath,

mixer tap and shower attachment, pedestal mounted wash hand basin with mixer tap, low level wc, part tiled walls.

**External****Front Garden**

Mainly laid to lawn.

**Side & Rear Garden**

Low maintenance private and secluded rear garden which is mainly laid to lawn with raised flowerbeds, rear gate giving access onto the driveway, rear door giving access into the detached single garage.

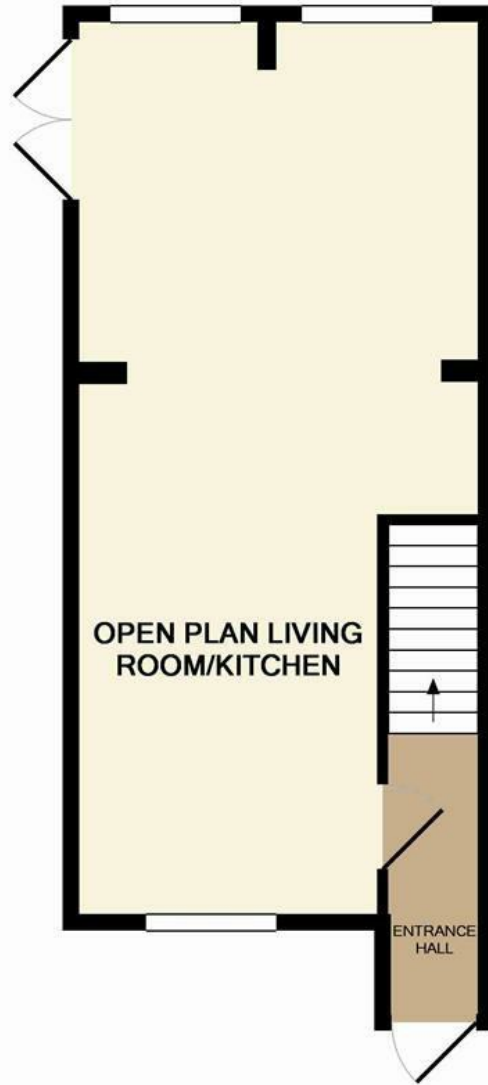
**Detached Single Garage**

With up and over door, light, power, plumbing space for washing machine, base level units with laminate roll edge worktop surface. There is a driveway at rear leading to garage.

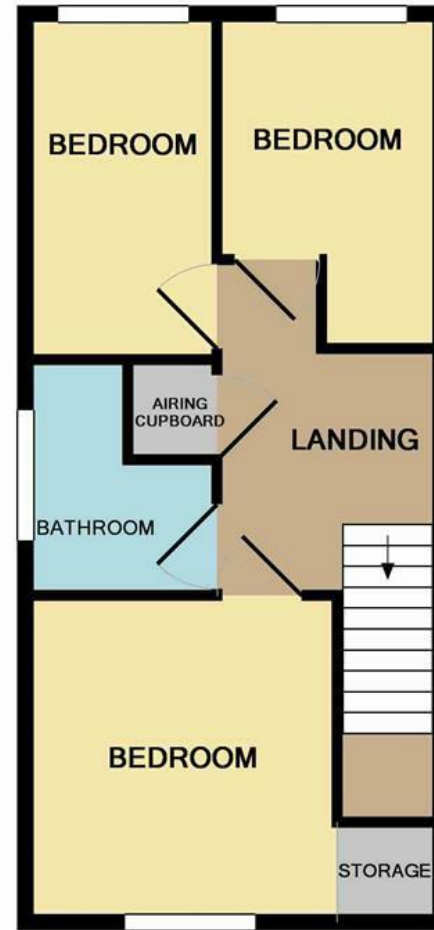
**Agents Note**

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.





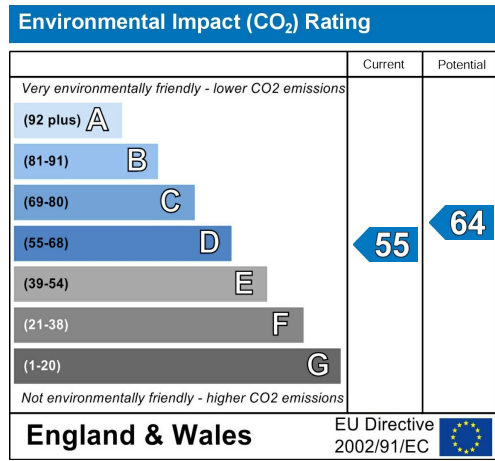
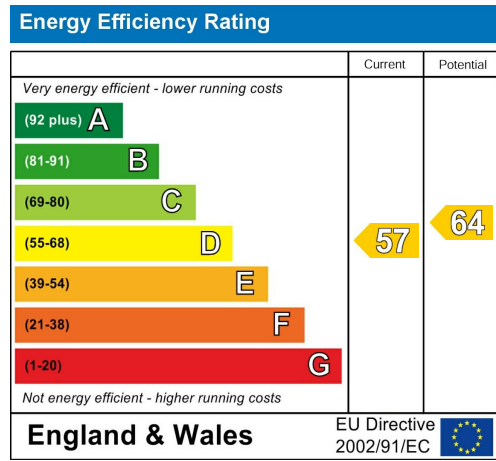
GROUND FLOOR  
APPROX. FLOOR  
AREA 334 SQ.FT.  
(31.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 328 SQ.FT.  
(30.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 662 SQ.FT. (61.5 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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