

**RUSH  
WITT &  
WILSON**



**82 Dorset Road, Bexhill-On-Sea, East Sussex TN40 1SQ  
£395,000**

**A stunning three bedroom semi-detached character property, presented to an exceptional standard by the current owners, kitchen/breakfast room, living room with separate dining room, recently refurbished and renovated, gas central heating system, double glazed windows and doors, beautiful private front and rear gardens, viewing comes highly recommended by RWW sole agents. Council Tax Band C.**



**Entrance Hallway**

With exposed floorboards, entrance door, window to the side elevation, single radiator, under-stairs storage cupboard.

**Living Room**

15'5 x 12'5 (4.70m x 3.78m)

Bay window overlooks the front elevation, cast iron Edwardian fireplace with hearth, exposed floorboards, double radiator.

**Dining Room**

15'4 x 14'3 (4.67m x 4.34m)

Windows and doors lead out onto the rear garden, double radiator, exposed floorboards.

**Kitchen/Breakfast Room**

9'4 x 8' (2.84m x 2.44m)

Window to both side and rear elevations, door to side, built in pantry cupboard, refitted modern kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer enamel sink unit with mixer tap, integrated dishwasher, gas hob with integrated oven and grill beneath, extractor canopy and light, tiled splashbacks, built in washer/dryer, built in fridge.

**First Floor Landing**

With turned staircase, window to side elevation, access to loft space, built in airing cupboard.

**Bedroom One**

13'10 x 13'5 (4.22m x 4.09m)

Window to front elevation, single radiator.

**Bedroom Two**

13'7 x 10'5 (4.14m x 3.18m)

Window to rear elevation, double radiator, built in wardrobe cupboard and overhead storage cupboard.

**Bedroom Three**

8'5 x 8'5 (2.57m x 2.57m)

Window to front elevation, double radiator.

**Bathroom**

Re-fitted modern bathroom suite comprising walk in shower with chrome controls, chrome showerhead, roll top radiator with heated towel rail, pedestal wash hand basin, half height wall tiling, obscured glass window overlooks the rear elevation.

**Separate W.C.**

W.C. with low level flush, wall mounted wash hand basin, half height wall tiling, obscured glass window to rear elevation.

**Outside****Front Garden**

Mainly laid to lawn with raised flowerbeds and shrub terraces, all enclosed with hedging and fencing to all sides, gate with pathway to front entrance, side access.

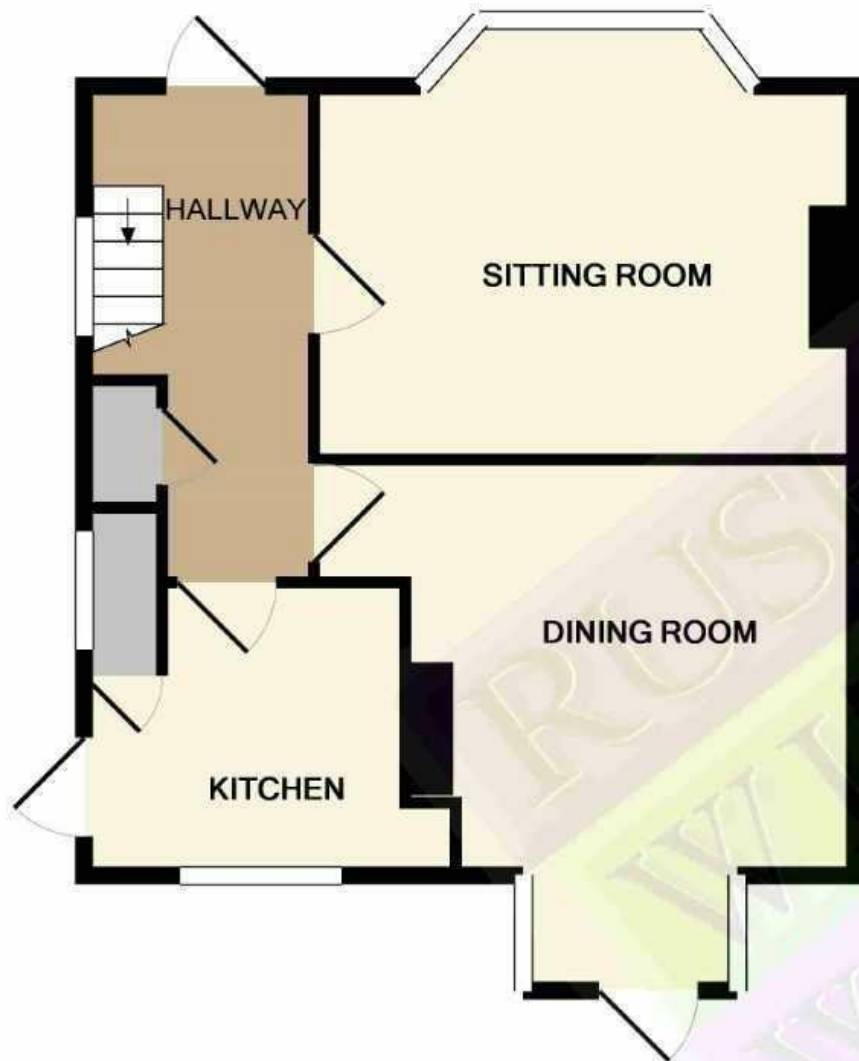
**Rear Garden**

Measuring approximately 100 feet, Mainly laid to lawn, enclosed with fencing and mature shrubbery of various kinds, private and secluded, summerhouse and timber framed shed with power and light, patio area for alfresco dining, side access, outside water tap.

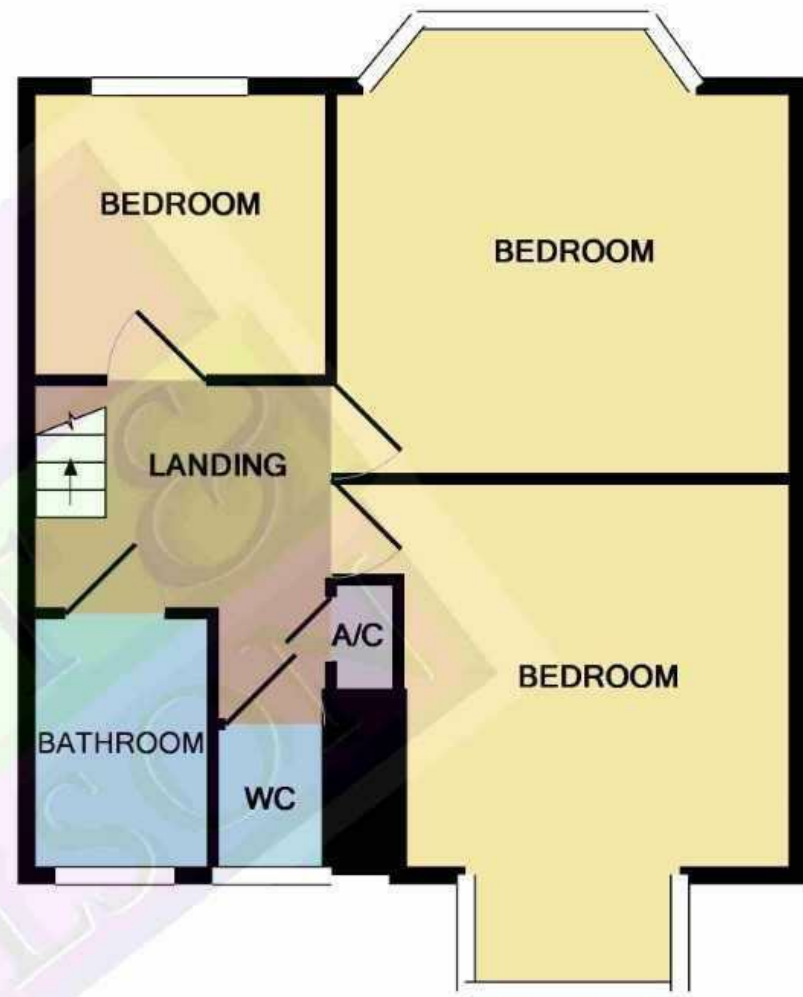
**Agents Notes**

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 476 SQ.FT.  
(44.2 SQ.M.)

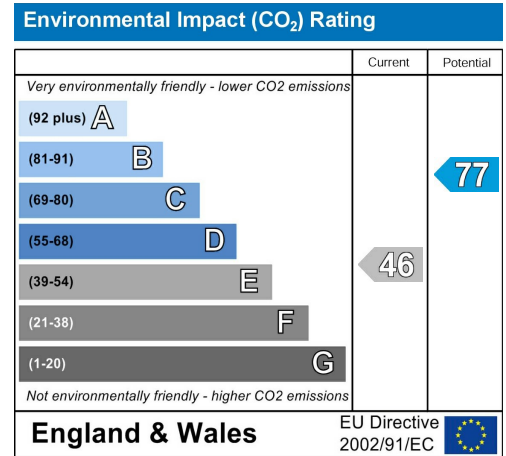
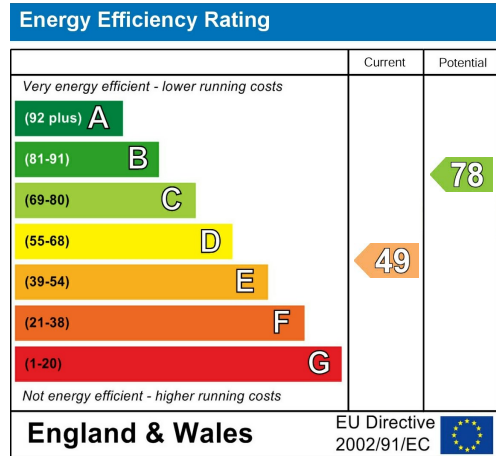
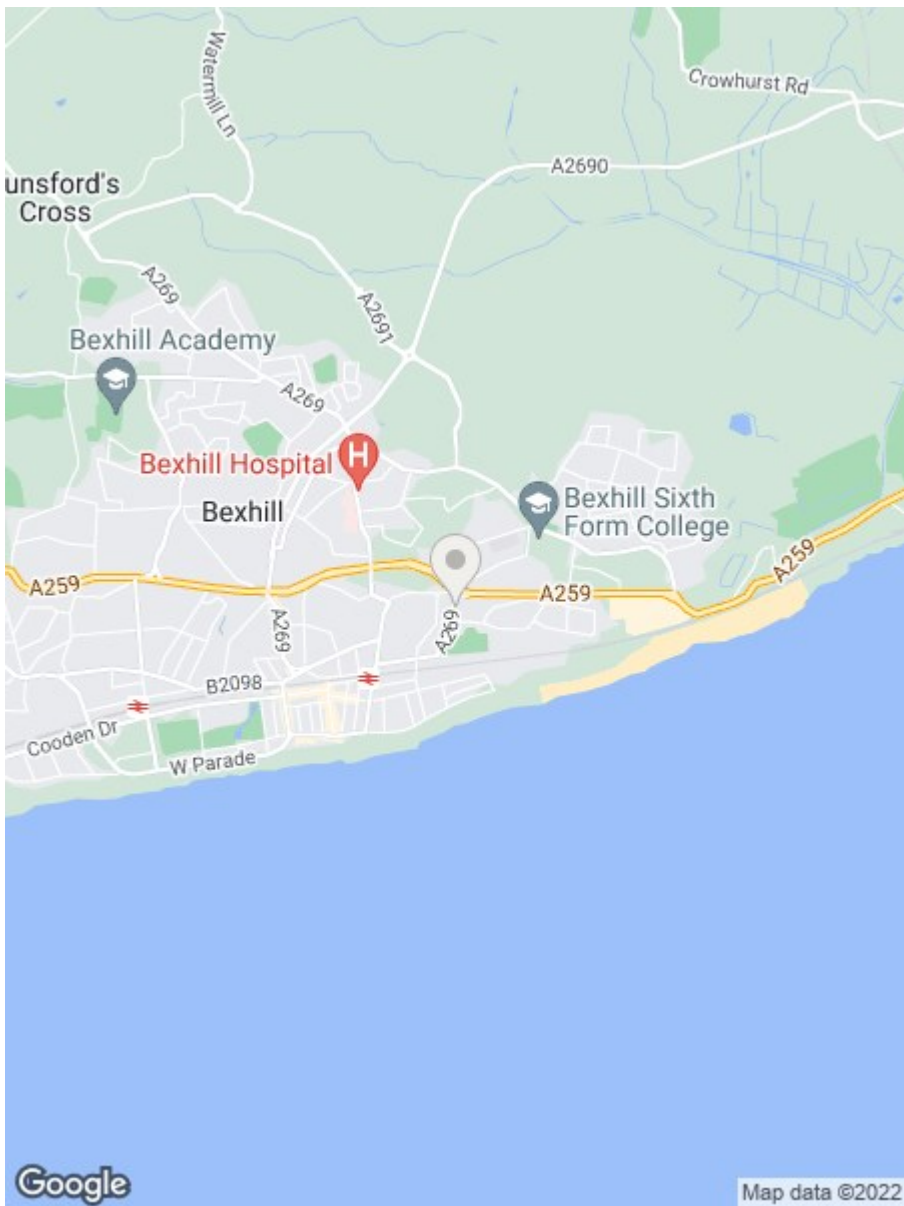


1ST FLOOR  
APPROX. FLOOR  
AREA 476 SQ.FT.  
(44.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 952 SQ.FT. (88.5 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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