**59 Jubilee Road, Bexhill-On-Sea, East Sussex TN39 5DR**

**Offers In Excess Of £330,000 Freehold**

# About this property

A beautifully presented and extended semi-detached home comprising an entrance porch, entrance hallway, living room, stunning open-plan kitchen/dining room featuring a modern fitted ‘Wren’ kitchen and French doors leading to the rear garden. The ground floor also offers a modern downstairs wc, utility room, and an additional bedroom/study. To the first floor are two further double bedrooms, family bathroom suite, and stairs leading to the second floor which provides an occasional bedroom/snug room.

Further internal benefits include a gas central heating system, double glazed windows and doors throughout, Karndean flooring to the kitchen, hallway, utility room, downstairs wc, and second bedroom.

Externally, the property benefits from off-road parking for two vehicles, complete with two tethered electric car charging points, and a stunning private rear garden backing onto beautiful greenery. The garden is mainly laid to lawn with a patio area ideal for alfresco dining, a timber-framed garden shed, and is enclosed by fencing to all sides, providing a high degree of privacy and seclusion.

The property is situated in this sought-after residential location, conveniently close to local amenities and educational facilities, whilst being approximately 2.0 miles from Bexhill town centre, Bexhill train station and Bexhill Seafront.

Viewing is highly recommended by Rush, Witt & Wilson, sole agents.

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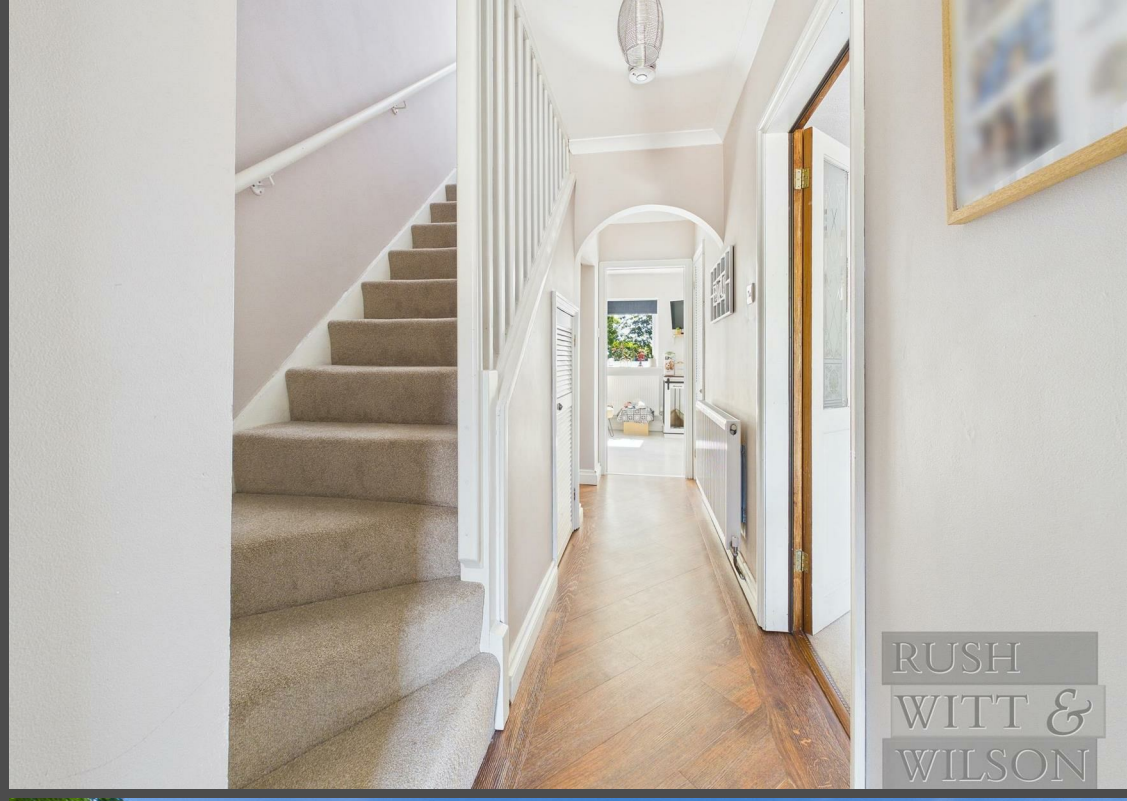
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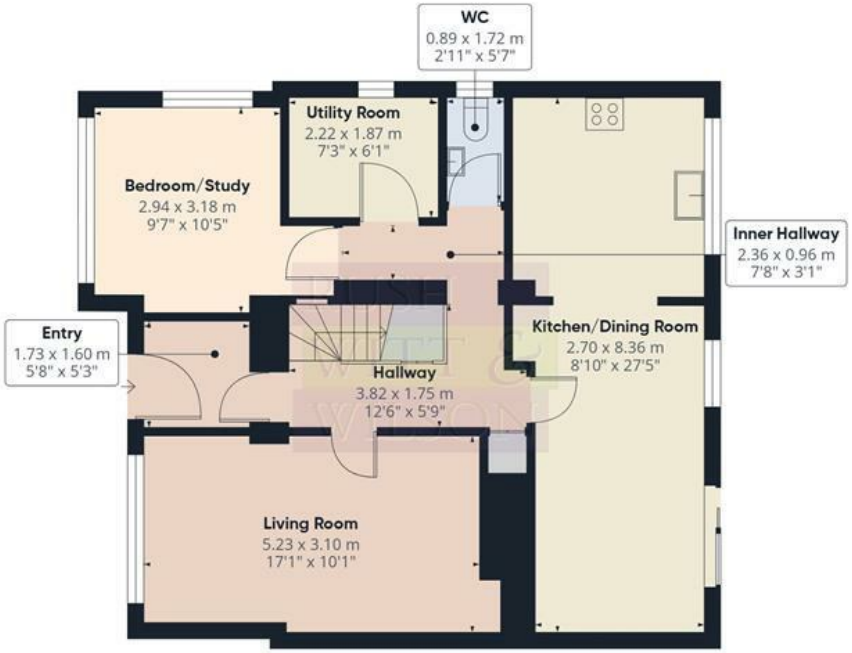
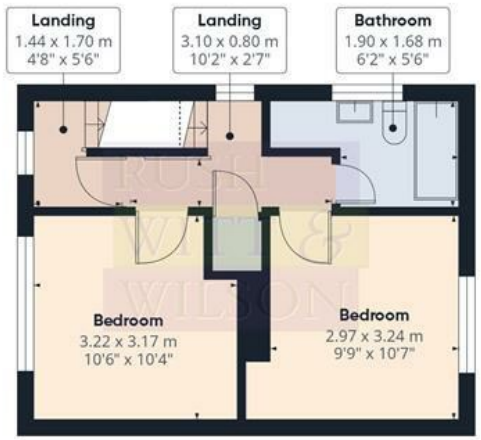



Floor 0




Floor 1

Floor 2

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**Approximate total area**(1)

113.8 m²

1225 ft²

**Reduced headroom**

6 m²

64 ft²

(1) Excluding balconies and terraces

Reduced headroom

-------- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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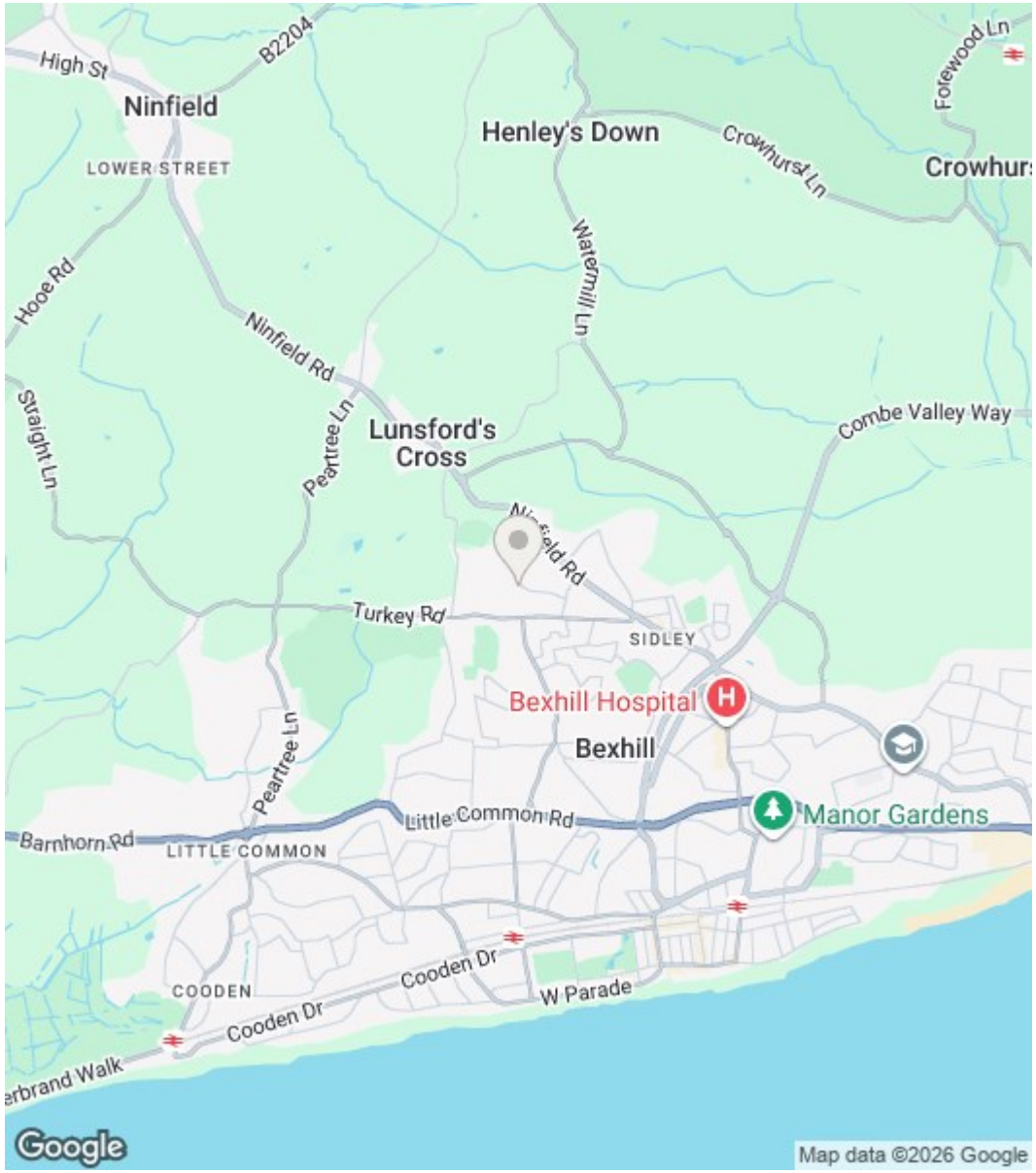


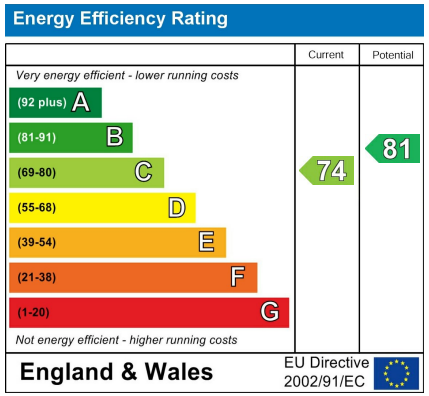


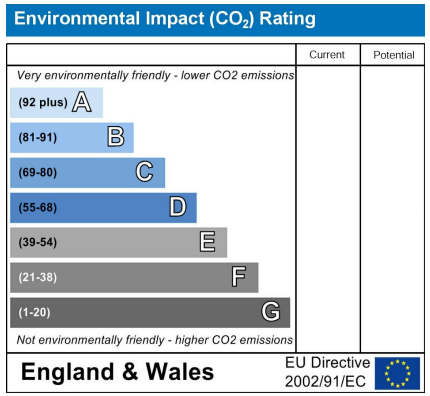


Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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