

**RUSH  
WITT &  
WILSON**



**36 Claremont Road, Bexhill-On-Sea, East Sussex TN39 5BX  
£219,950**

**A spacious three bedroom terrace house with two reception rooms, gas central heating system, double glazed windows and doors, situated close to amenities and schools, first floor bathroom, private front & rear gardens. Viewing recommended by RWW sole agents.**



**Entrance Porch**

With windows to the front elevation.

**Entrance Hall**

Entrance door, single radiator, laminate wood flooring, under stairs storage cupboard, additional under stairs storage.

**Living Room**

12'2 x 11'6 (3.71m x 3.51m)

Window to the front elevation, single radiator, laminate wood flooring.

**Dining Room**

11'8 x 10'3 (3.56m x 3.12m)

French doors and windows to the rear elevation overlooking the rear garden, single radiator.

**Kitchen**

11'4 x 6'10 (3.45m x 2.08m)

Windows to the rear elevation, door to side, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, bowl and a half single drainer sink unit with mixer tap, plumbing for washing machine, space for cooker, extractor canopy and light.

**First Floor Landing**

Access to roof space, single radiator.

**Bedroom One**

12'3 x 9'7 (3.73m x 2.92m)

Window to the front elevation, single radiator, far reaching views towards the sea.

**Bedroom Two**

11'5 x 10'8 (3.48m x 3.25m )

Window to the rear elevation, single radiator, built in wardrobe cupboards.

**Bedroom Three**

7'9 x 6'9 (2.36m x 2.06m)

Window to the front elevation, single radiator.

**Bathroom**

Suite comprising panelled bath with ornate hand shower attachment, wc with low level flush, pedestal wash hand basin, single radiator, tiled walls, obscure glass window to the rear elevation.

**Outside****Front Garden**

Small raised shrubbery area, retaining walls, steps to front entrance porch.

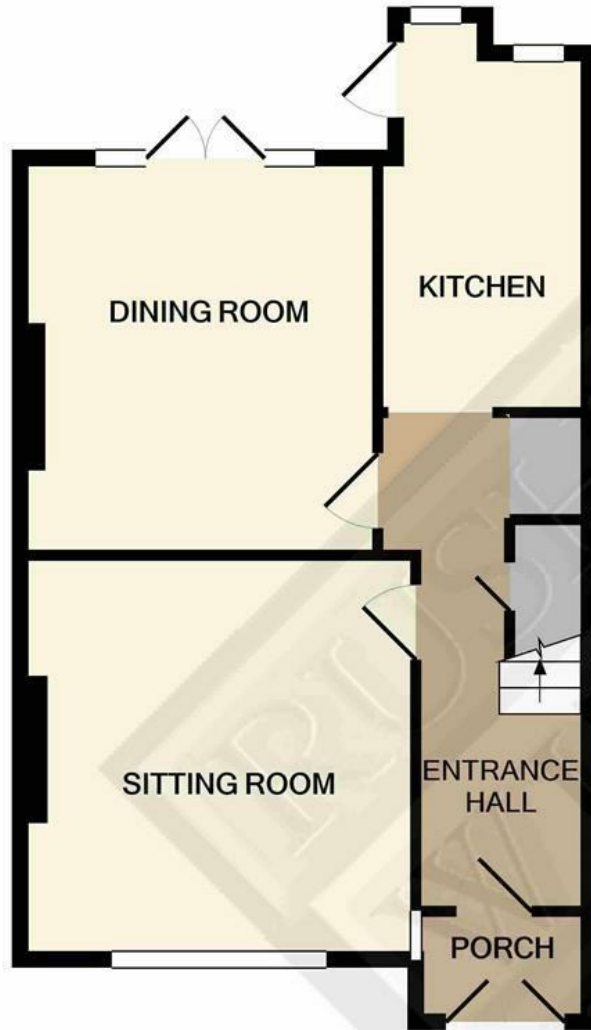
**Rear Garden**

Mainly patioed with flowerbeds, all enclosed with fencing to all sides.

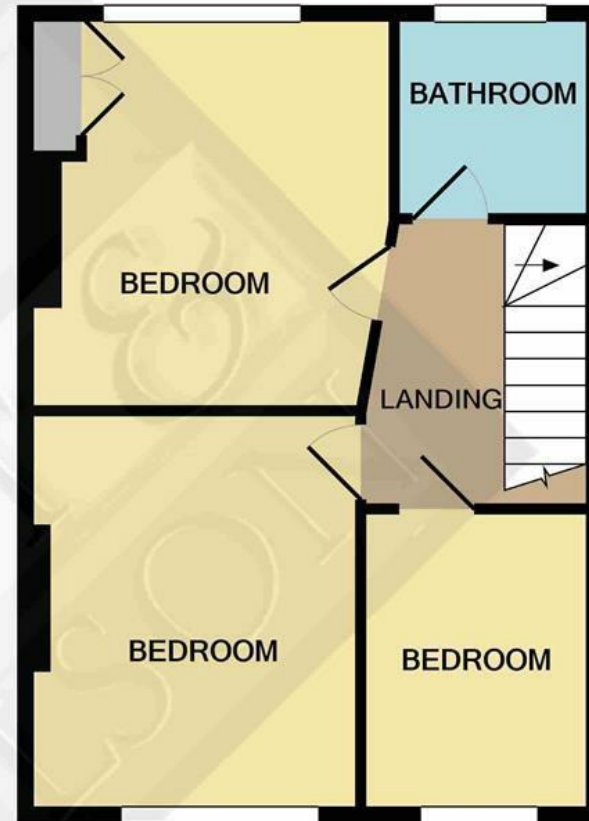
**Agents Note**

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.





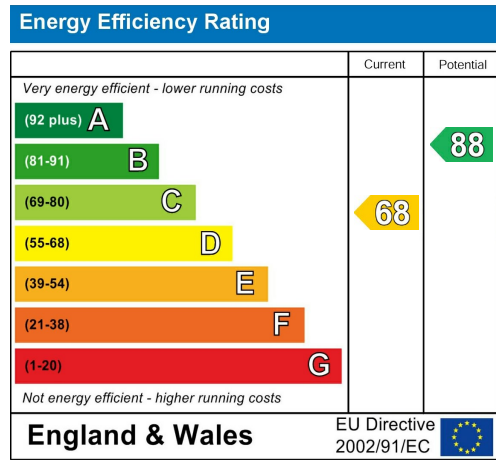
GROUND FLOOR  
APPROX. FLOOR  
AREA 416 SQ.FT.  
(38.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 385 SQ.FT.  
(35.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 802 SQ.FT. (74.5 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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