

RUSH
WITT &
WILSON



36 Ingrams Avenue, Bexhill-On-Sea, East Sussex TN39 5AT
Offers In The Region Of £289,950

A semi-detached house comprising bay fronted living room, kitchen, separate dining room, three double bedrooms and shower room. Other internal benefits include gas central heating to the radiators and double glazed windows and doors. Externally the property boasts off road parking for multiple vehicles, garage and private front garden and extensive private rear garden which comes extensive in size. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents. Council Tax Band B.



Entrance Hallway

Obscure glass panelled entrance door, window to the side, stairs leading to the first floor and radiator.

Living Room

16'2" x 12'0" (4.93m x 3.67m)

With double glazed bay window to the front elevation, double radiator.

Kitchen

12'2" x 8'6" (3.71m x 2.61m)

Fitted kitchen with matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, space for free standing cooker, space and plumbing for dishwasher, space and plumbing for washing machine, double glazed window overlooking the rear garden, internal door leading to garage, double radiator.

Dining Room

10'6" x 9'10" (3.21m x 3m)

Wall units and breakfast bar, door leading to the conservatory.

Conservatory

10'2" x 9'10" (3.1m x 3m)

Windows to the side and rear elevation, door leading to the rear garden, radiator.

First Floor Landing

With access to loft space via a loft hatch, window to the side elevation.

Bedroom One

13'1" x 11'1" (4m x 3.38m)

With double glazed window to the front elevation and radiator. Range of fitted bedroom furniture comprising wardrobe, chest of drawers and overbed storage.

Bedroom Two

10'9" x 10'5" (3.3m x 3.2m)

Window to the rear elevation, radiator, storage cupboard.

Bedroom Three

9'10" x 7'7" (3m x 2.33m)

With double glazed window to the front elevation and radiator, large overbed storage cupboard.

Shower Room

Suite comprising w.c. with low level flush, pedestal mounted wash hand basin with hot and cold tap, large walk-in shower cubicle with chrome wall mounted shower controls and chrome shower attachment, chrome shower head. Obscured windows to the side and rear elevations, radiator.

OUTSIDE

Front Of The Property

Driveway providing off road parking for multiple vehicles, an area of front private patio and garage.

Garage

With up and over door.

Rear Garden

Extensive in size and is mainly laid to lawn with various plants, shrubs and small trees, patio areas suitable for alfresco dining, comes enclosed to all sides and side access is available.

Agents Note

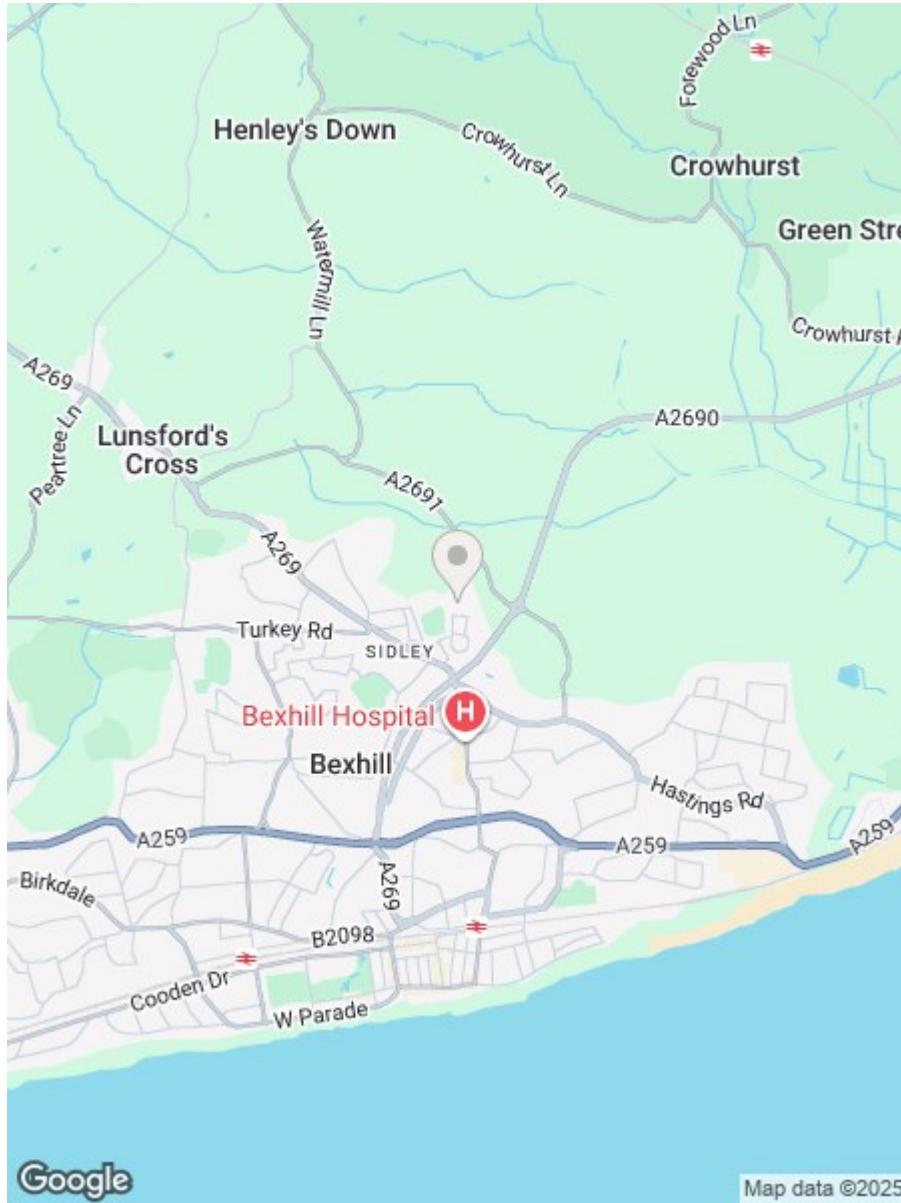
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	