

**RUSH
WITT &
WILSON**



15 Beaconsfield Road, Bexhill-On-Sea, TN40 2BW
£264,500

An exceptionally well presented three bedroom semi detached house ideally located in the sought after location of Chantry. Offering bright and spacious accommodation throughout the property comprises bay fronted lounge, separate dining room/third bedroom, fitted kitchen, conservatory and modern fitted bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers a south facing private rear garden and small front garden. Ideally situated on this no through road with easy access to local amenities. Viewing comes highly recommended by RWW Bexhill to appreciate this spacious house in this sought after location. Also offered with NO ONWARD CHAIN.



Hallway

Obscured glass panelled composite front door leading to hallway with side aspect double glazed window, stairs leading to first floor, radiator, services cupboard housing gas meter, electric meter and electric consumer unit.

Lounge

11'11" x 12'11" (3.64 x 3.94)

Front aspect double glazed bay window, radiator, feature fireplace.

Ground Floor Bedroom

12'11" x 9'5" (3.95 x 2.89)

Rear aspect double glazed window, radiator.

Kitchen

11'3" x 9'4" (3.44 x 2.85)

Side aspect double glazed window, radiator, modern fitted kitchen with a range of matching wall and base level units with solid wood worktop surfaces, space for American style fridge/freezer, space for range style cooker with stainless steel splashback and modern extractor hood above, plumbing space for washing machine, plumbing space for dishwasher, single butler sink with worktop drainer and mixer tap, under stairs storage cupboard housing the gas meter, open archway leading through to conservatory/dining room, tiled floor, part tiled walls, recessed ceiling spotlights.

Conservatory/Dining Room

12'3" x 8'9" (3.74 x 2.68)

Triple aspect double glazed windows to three sides with a set of double glazed French doors giving access to rear garden, tiled floor, ceiling light with fan.

First Floor Landing

Access to loft space, side aspect double glazed window, radiator.

Bedroom One

13'9" x 13'0" (4.21 x 3.98)

Two front aspect double glazed windows, radiator, large range of fitted wardrobes with hanging space, shelving and storage cupboards above.

Bedroom Two

12'11" x 9'4" (3.96 x 2.86)

Rear aspect double glazed window, radiator, ornamental feature fireplace.

Family Bathroom

Rear aspect obscured double glazed window, side aspect double glazed Velux window, feature cast iron radiator, modern fitted suite comprising corner Jacuzzi bath with mixer tap, shower attachment and seat, low level wc, walk in shower cubicle with wall mounted shower controls, recessed rain affect shower head and lighting, solid wood vanity unit with stone wash hand basin and mixer tap with waterfall affect, part tiled walls, tiled floor, recessed ceiling spotlights, linen cupboard with slatted shelving and housing gas central heating boiler, extractor fan.

Externals

Rear Garden

South facing, with gravelled laid area, the rest of the garden is mainly laid to lawn, timber garden shed, gate giving rear access into garden.

Front Garden

Small front garden with mature plants and shrubs.

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 619 SQ.FT.
 (57.5 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 502 SQ.FT.
 (46.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1121 SQ.FT. (104.1 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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