

**RUSH  
WITT &  
WILSON**



**39 Paton Road, Bexhill-On-Sea, East Sussex TN39 5DJ**  
**£255,000**

**A two bedroom semi-detached house with accommodation comprising a kitchen/dining room, off road parking, living room, and a bath/shower room. Other benefits include gas central heating system and double glazed windows and doors. Outside the property there are private front and rear gardens and off road parking to front.**



**Entrance Hallway**

Entrance door, double radiator, understairs storage cupboard.

**Living Room**

11'11 x 11'3 (3.63m x 3.43m )

Window to front elevation, covered radiator.

**Kitchen/Dining Room**

19'2 x 10'2 (5.84m x 3.10m)

There is a dining area for table and chairs, double radiator, built-in storage cupboard, double doors providing views and access onto the rear garden. The kitchen area has laminated worktops, base and wall units, single drainer composite sink unit, plumbing for dishwasher, space for cooker, extractor canopy and light, tiled splashbacks, door to side.

**First Floor****Landing**

Window to the side elevation, access to roof space, doors off to the following:

**Bedroom One**

16'3 x 10'9 (4.95m x 3.28m )

Built-in wardrobe cupboard, two windows to the front elevation, covered radiator.

**Bedroom Two**

10'7 x 9'1 (3.23m x 2.77m )

Window to the rear elevation, double radiator.

**Bathroom**

Suite comprising shower/bath with shower screen, wall mounted electric shower controls and showerhead, two obscure glass windows to the rear elevation, wash hand basin with vanity unit beneath, wc with concealed cistern, chrome heated towel rail and wall mounted medicine cabinet with mirrored fronted doors.

**Outside****Front Garden**

There is off road parking and is mainly laid to lawn with hedging to all sides offering enclosure and there is also a side gate to the rear of the property.

**Off Road Parking**

To the front of the property.

**Rear Garden**

Mainly laid to lawn enclosed with fencing to all sides, patio area for alfresco dining.

**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.

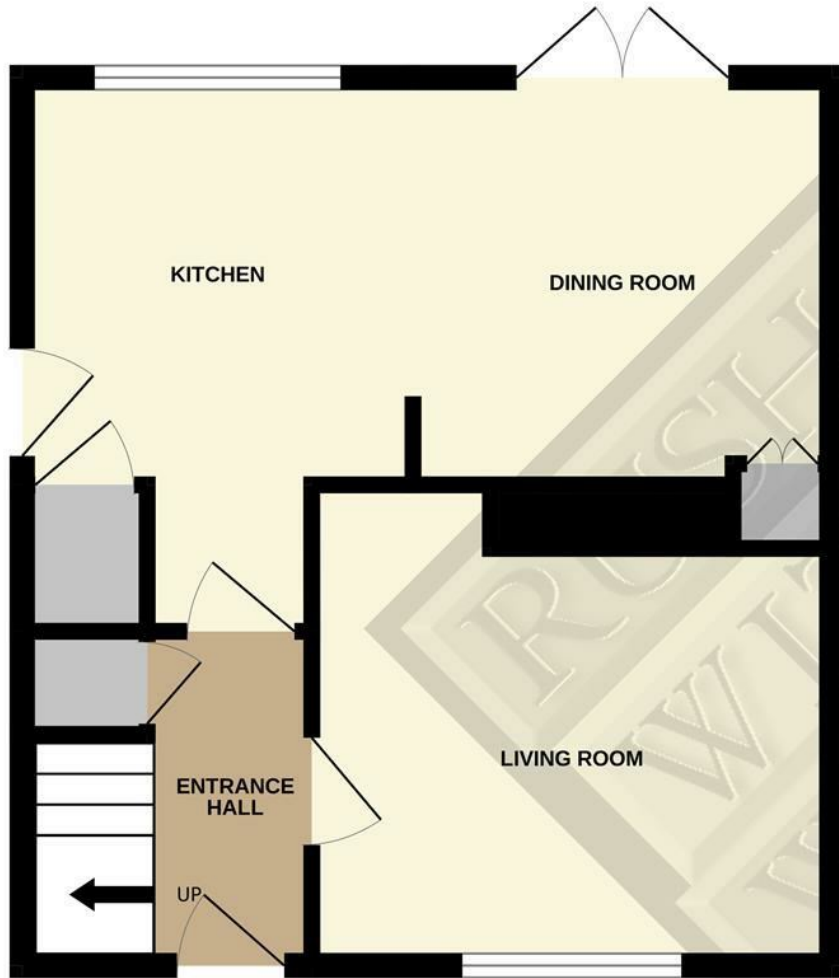
Council Tax Band – B

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

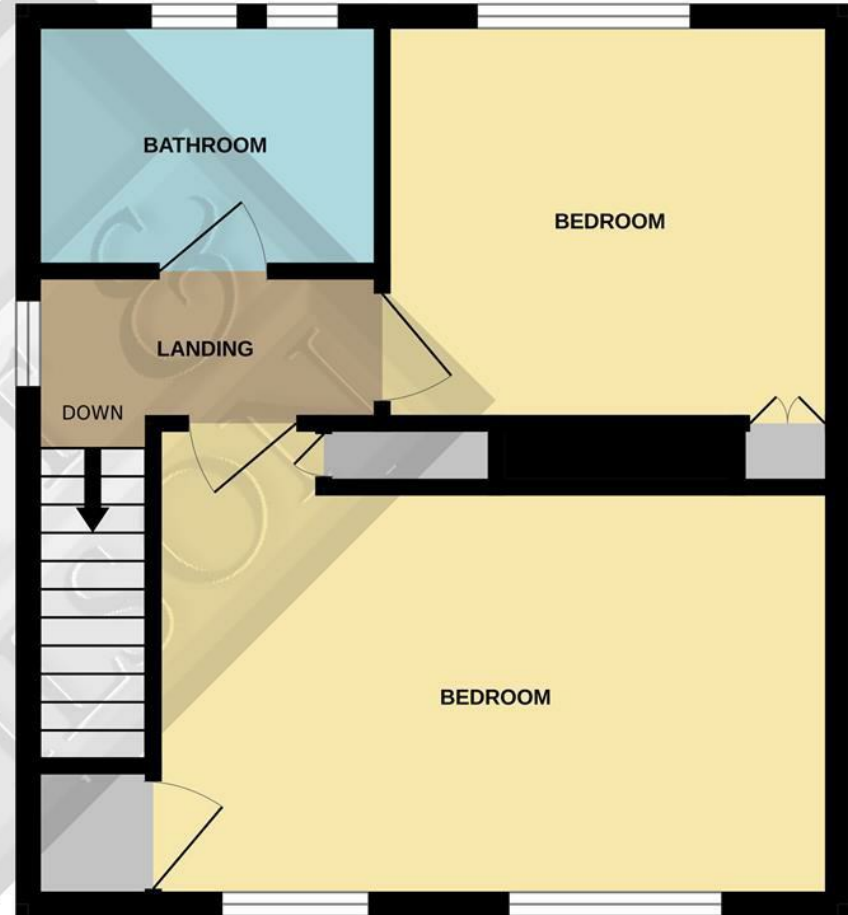
If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



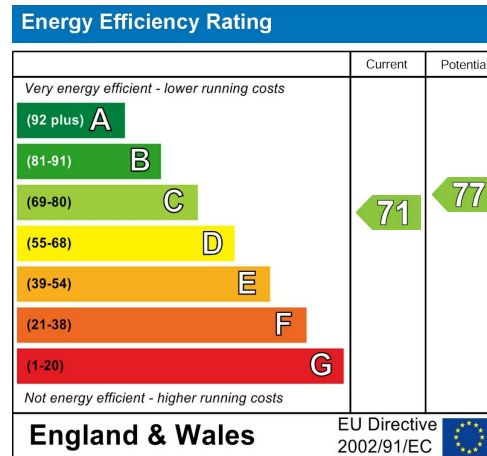
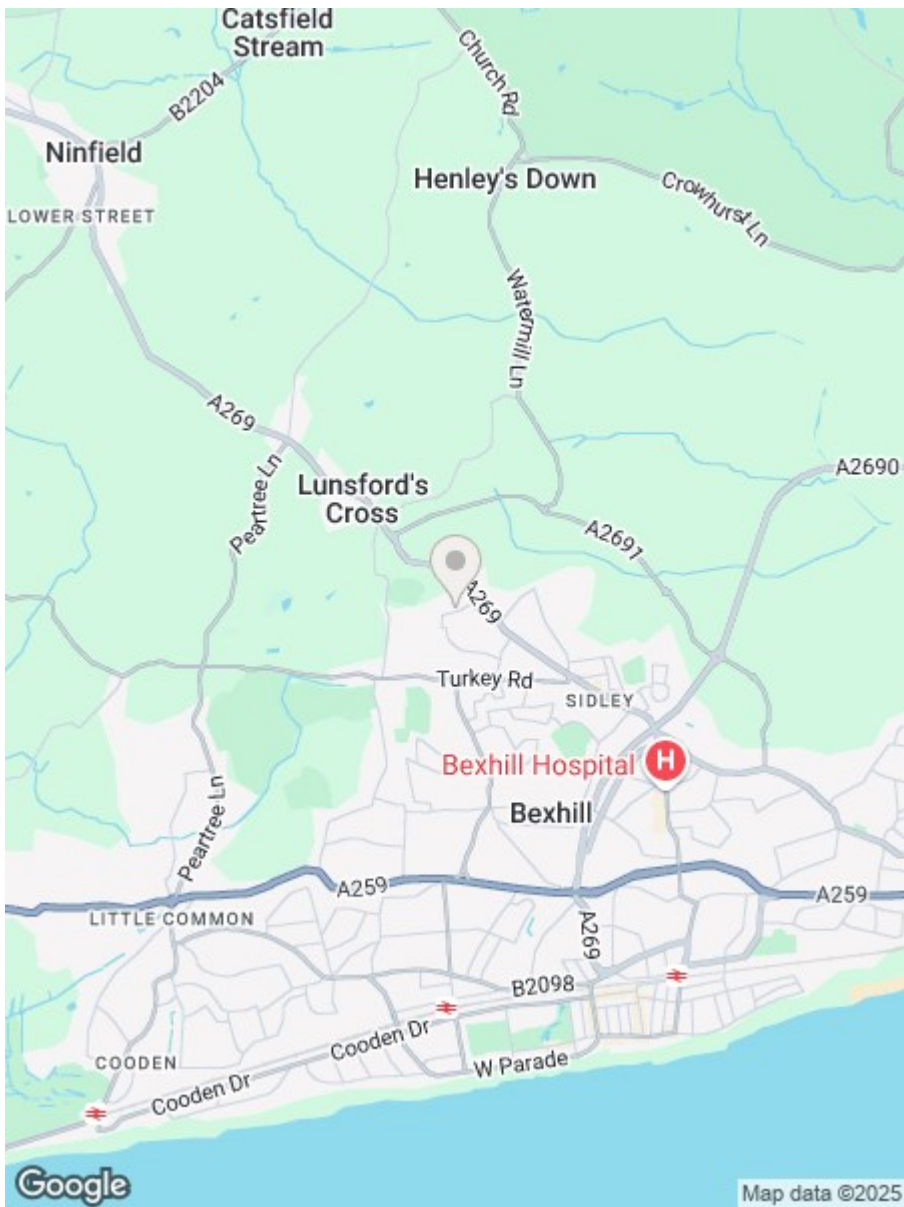
1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 sq.m.) approx.

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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