

**RUSH  
WITT &  
WILSON**



**33 Eastwood Road, Bexhill-On-Sea, East Sussex TN39 3PR  
£342,500**

**An exceptionally well presented four bedroom semi detached character property ideally located in the highly sought after location of Collington. Having been sympathetically renovated and extended by the current owners and still boasting many original features the property comprises bay fronted lounge with modern wood burning stove, large modern fitted kitchen/diner, four bedrooms with the master benefiting from en-suite shower room and a modern family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers a beautifully maintained rear garden with out building, store room, large workshop and timber garden shed, whilst to the front of the property there is a driveway offering off road parking. Conveniently situated in the popular residential area of Collington with easy access to the town centre, mainline rail stations, seafront and local schools. Viewing comes highly recommended by Rush, Witt and Wilson Bexhill to appreciate this stunning family home in this ideal location.**



### **Hallway**

Obscured glass panelled front door with obscured double glazed sidelight window leading to hallway. Radiator, stairs leading to first floor, under stairs storage cupboard housing gas meter, electric meter and electric consumer unit, additional larder under stairs storage cupboard with light power and shelving.

### **Lounge**

13'9" x 14'3" (4.21 x 4.35)

Front aspect double glazed bay window, radiator, feature fireplace with modern wood burning stove.

### **Kitchen/Diner**

20'4" x 11'11" (6.20 x 3.64)

Double aspect double glazed window to the rear and side elevation, a rear aspect double glazed door giving access to the rear garden and a side aspect double glazed door giving access to the side of the property all with fitted blinds, radiator, modern fitted kitchen with a range of matching wall and base level units with straight edge worktop surfaces, integrated washing machine, integrated dishwasher, stainless steel bowl and half sink with drainer and mixer tap, space for a range style cooker with fitted extractor hood above, integrated fridge/freezer, breakfast bar, part tiled walls, recessed ceiling spotlights.

### **First Floor Landing**

Stairs leading to first floor, on the half landing there is a side aspect obscured double glazed window, stairs leading to second floor.

### **Bedroom Two**

11'0" x 11'0" (3.37 x 3.37)

Front aspect double glazed window, radiator, fitted wardrobe with a range of hanging space and shelving, ornamental original feature fireplace.

### **Bedroom Three**

11'11" x 10'8" (3.64 x 3.26)

Rear aspect double glazed window, radiator, fitted wardrobe with hanging space and shelving.

### **Bedroom Four**

7'8" x 7'8" (2.34 x 2.35)

Front aspect double glazed window, radiator.

### **Family Bathroom**

Rear aspect obscured double glazed window, radiator/towel rail, modern fitted suite comprising free standing bath with mixer tap and shower attachments, walk in shower cubicle with wall mounted shower controls, shower attachment and rain affect shower head, alcove shelving, low level wc with concealed cistern, vanity unit with wash hand basin, mixer taps and storage cupboards beneath, part tiled walls, recessed ceiling spotlights access to loft space.

### **Second Floor**

Side aspect obscured double glazed window, large storage cupboard with fitted shelving.

### **Master Bedroom**

18'8" x 10'9" (5.71 x 3.28)

Rear aspect double glazed windows, front aspect double glazed velux windows with fitted blinds, radiator, fitted wardrobe with hanging space and shelving, door giving access to en-suite, recessed ceiling spotlights and access to loft space.

### **En-Suite Shower Room**

Low level wc , vanity unit with wash hand basin mixer tap and storage cupboard beneath, walk in corner shower cubicle with wall mounted shower controls, shower attachments and rain affect shower head, part tiled walls, fitted shelving, recessed ceiling spotlights and extractor fan.

### **Outside**

#### **Rear Garden**

Beautifully maintained rear garden with two stone laid sun patios, the rest of the garden is mainly laid to lawn with some mature plant and shrub borders, timber garden shed, large timber workshop with light and power, gated side access down one side of the property, all enclosed with closed board fencing.

#### **Out House/Store Room**

Out House store room with fitted worktop, with light, power and wall mounted gas central heating boiler.

#### **Outside Toilet**

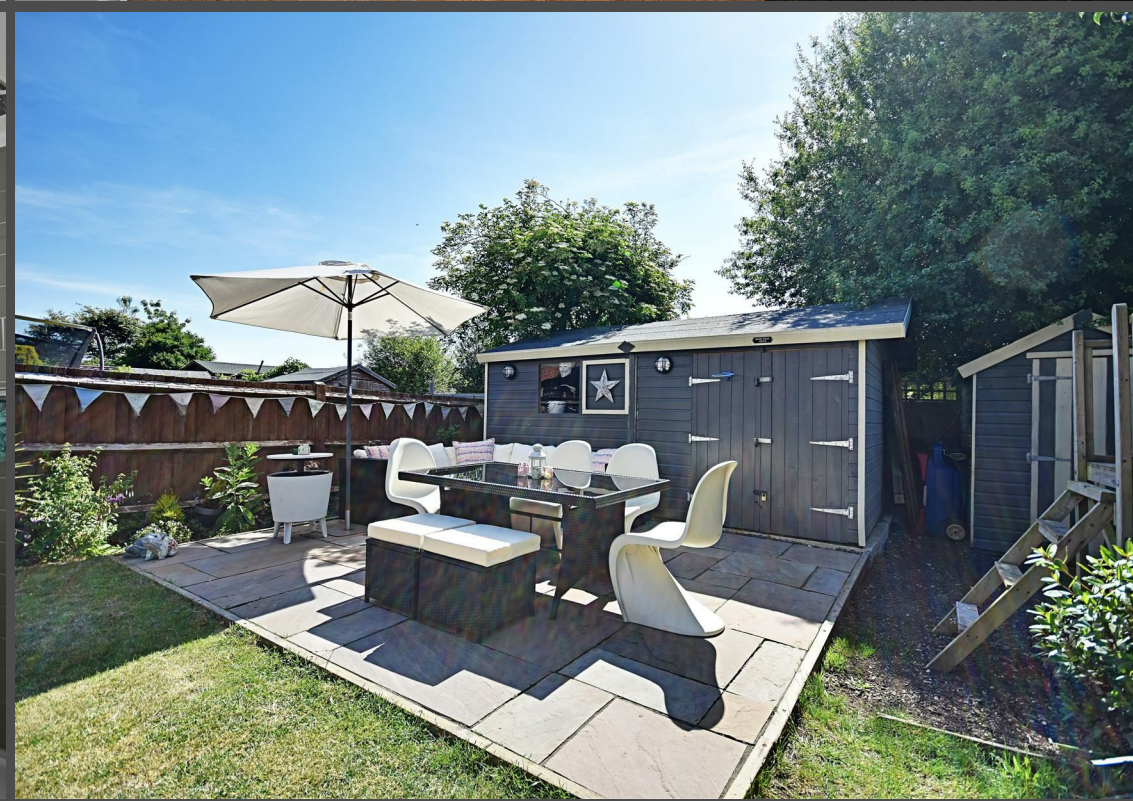
Side aspect obscured double glazed window, wc with high level flush and butler sink.

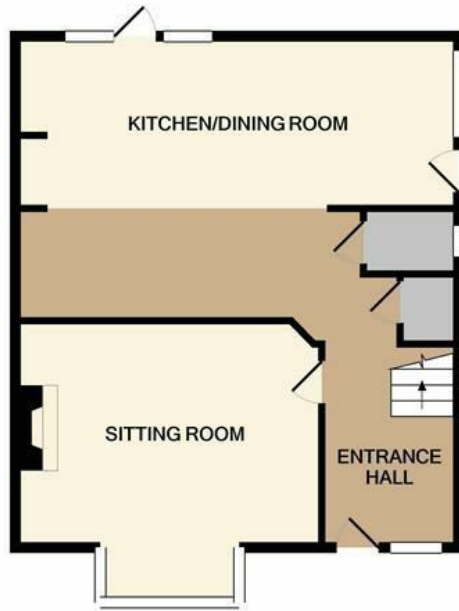
#### **Front Garden**

Driveway providing off road parking.

### **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.

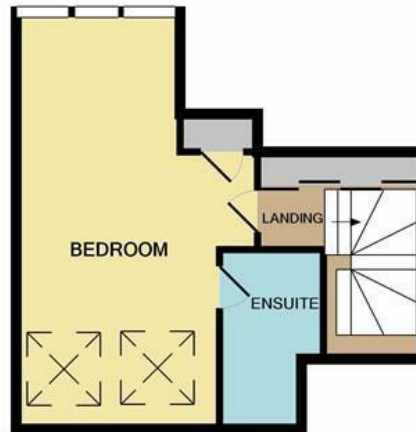




GROUND FLOOR  
APPROX. FLOOR  
AREA 473 SQ.FT.  
(43.9 SQ.M.)

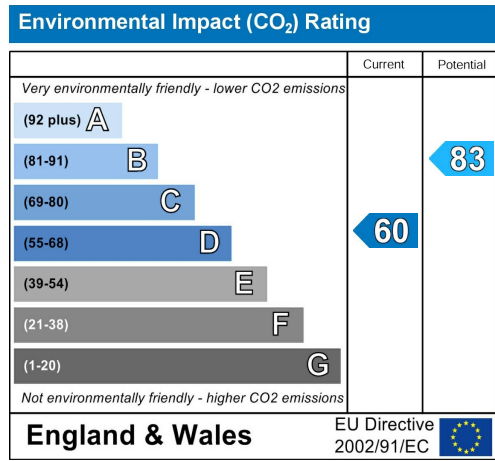
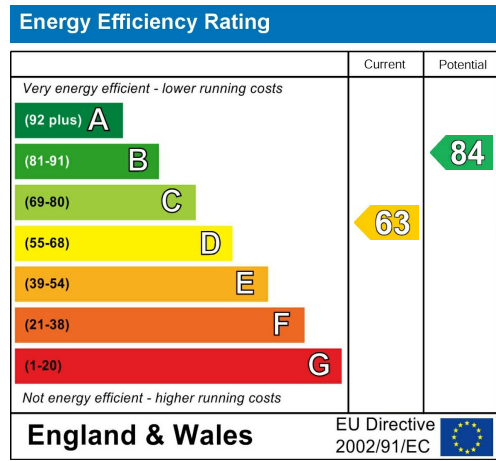


1ST FLOOR  
APPROX. FLOOR  
AREA 453 SQ.FT.  
(42.1 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 263 SQ.FT.  
(24.4 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1188 SQ.FT. (110.4 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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.  
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