

**RUSH  
WITT &  
WILSON**



**26 Silvester Road, Bexhill-On-Sea, East Sussex TN40 2AY**  
**£225,000**

**A well presented three bedroom terraced house with two reception rooms, fireplaces, located in the beautiful peaceful Chantry area of Bexhill, wood flooring, gas central heating system, double glazed windows and doors, lean-to utility room, covered entrance porch, private front and rear gardens. Viewing highly recommended by RWW sole agents.**



**Entrance Porch**

With door leading to:

**Living Room**

13'1 x 12'11 (3.99m x 3.94m )

Bay window overlooking front elevation, double radiator, single radiator, original cast iron fireplace with ornate Victorian tiling.

**Dining Room**

13'1 x 10'10 (3.99m x 3.30m )

Exposed brick fireplace, window to rear elevation, double radiator, under-stairs storage cupboard

**Kitchen**

9'6 x 6'8 (2.90m x 2.03m )

Modern kitchen comprising range of wall and base units with laminated straight edge work tops, single drainer stainless steel sink unit with mixer tap, built-in oven and grill with gas hob, brush stainless steel splash-back, extractor canopy and light tiled splash-backs, plumbing for washing machine, windows to side elevation and door leading to lean-to utility room.

**Bathroom**

Suite comprising paneled bath with electric shower and shower shield, shower hand attachment, wall mounted heated chrome towel rail, wc with low level flush, window to side elevation, part tiled walls.

**Lean-To Utility Room**

9'1 x 5'7 (2.77m x 1.70m )

Windows to rear and side elevations, door leading out to rear gardens, space for utilities.

**First Floor Landing**

Access to roof space and under-stairs storage cupboard.

**Bedroom One**

13'2 x 9'1 (4.01m x 2.77m )

Single radiator, window to front elevation, ornate cast iron fireplace, fitted mirror fronted wardrobes.

**Bedroom Two**

10'10 x 8'4 (3.30m x 2.54m )

Window to rear elevation, double radiator.

**Bedroom Three**

9'8 x 6'9 (2.95m x 2.06m )

Single radiator, window to rear elevation onto rear garden.

**Outside****Front Garden**

Enclosed with retaining walls, astro turf for low maintenance and quarry tiled path leading to front entrance porch.

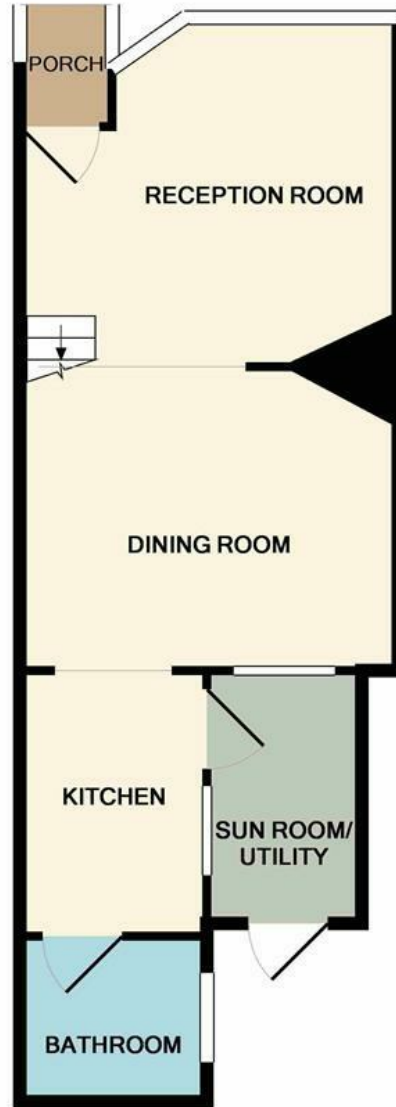
**Rear Garden**

Mainly laid to lawn and all enclosed with high level fencing to all sides, patio area for alfresco dining and a decked area, rear access via gate, timber framed shed.

**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'



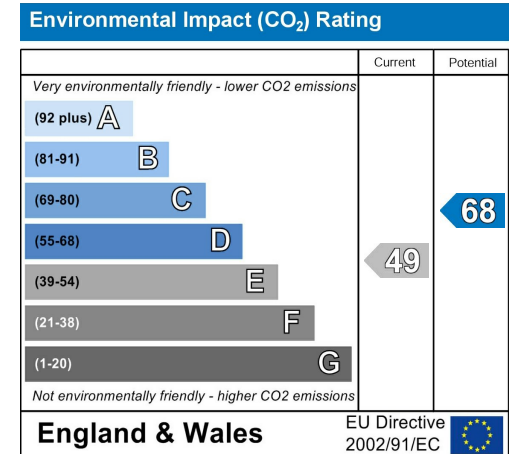
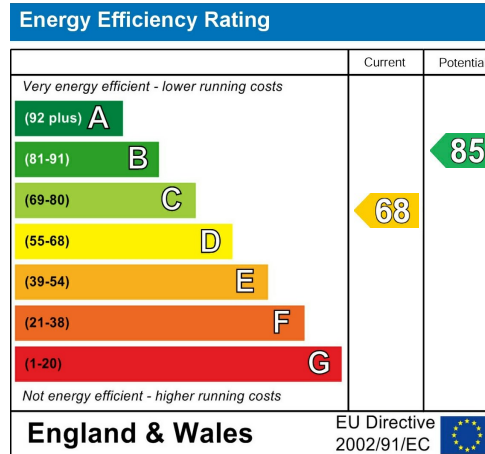


1ST FLOOR  
 APPROX. FLOOR  
 AREA 329 SQ.FT.  
 (30.6 SQ.M.)

GROUND FLOOR  
 APPROX. FLOOR  
 AREA 467 SQ.FT.  
 (43.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 797 SQ.FT. (74.0 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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