

**RUSH  
WITT &  
WILSON**



**244 London Road, Bexhill-On-Sea, East Sussex TN39 4AJ**  
**£269,500**

**This exceptionally well presented terraced house comprises three bedrooms, spacious lounge, fitted kitchen and modern fitted bathroom. Other internal benefits include gas central heating to radiators, double glazed windows, recently redecorated and new flooring and carpets throughout. Externally the property offers a well maintained rear garden and a front garden. Conveniently situated within easy access to local schools, amenities and parks and still only approximately 1 mile to Bexhill Town Centre, mainline rail station and seafront. Viewing comes highly recommended by RWW Bexhill to appreciate this spacious family home in this popular location.**



**Lounge/Diner**

17'10" x 12'2" (5.44 x 3.73)

Obscured double glazed front door leading to the lounge/diner, with two double glazed windows to the front elevation, two radiators, stairs leading to first floor, door with access to kitchen, open under stairs storage space.

**Kitchen**

11'11" x 6'4" (3.65 x 1.95)

Double glazed window and door to the rear elevation giving access onto the rear garden, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, space for freestanding cooker with fitted stainless steel extractor hood above, space for freestanding fridge/freezer, stainless steel sink with drainer and mixer tap, plumbing space for washing machine, part tiled walls, ceiling mounted spotlights, wall mounted gas central heating boiler.

**Bathroom**

Obscured double glazed window to the rear elevation, heated chrome towel rail, modern white suite comprising vanity unit with wash hand basin, mixer tap and storage cupboard beneath, panelled enclosed bath with mixer tap, shower attachment and rain effect showerhead, low level wc, fitted alcove shelving, part tiled walls, extractor fan.

**First Floor Landing**

Double glazed window to the rear elevation, access to loft space, radiator.

**Bedroom One**

12'0" x 9'0" (3.68 x 2.76)

Double glazed window to the rear elevation, radiator.

**Bedroom Two**

11'5" x 9'10" (3.50 x 3)

Two double glazed windows to the front elevation, radiator, airing cupboard housing hot water cylinder with slatted shelving.

**Bedroom Three**

7'5" x 5'11" (2.27 x 1.81)

Double glazed window to the front elevation, radiator.

**Outside****Front Garden**

Mainly laid to lawn with flowerbed boarder, picket fence and gate.

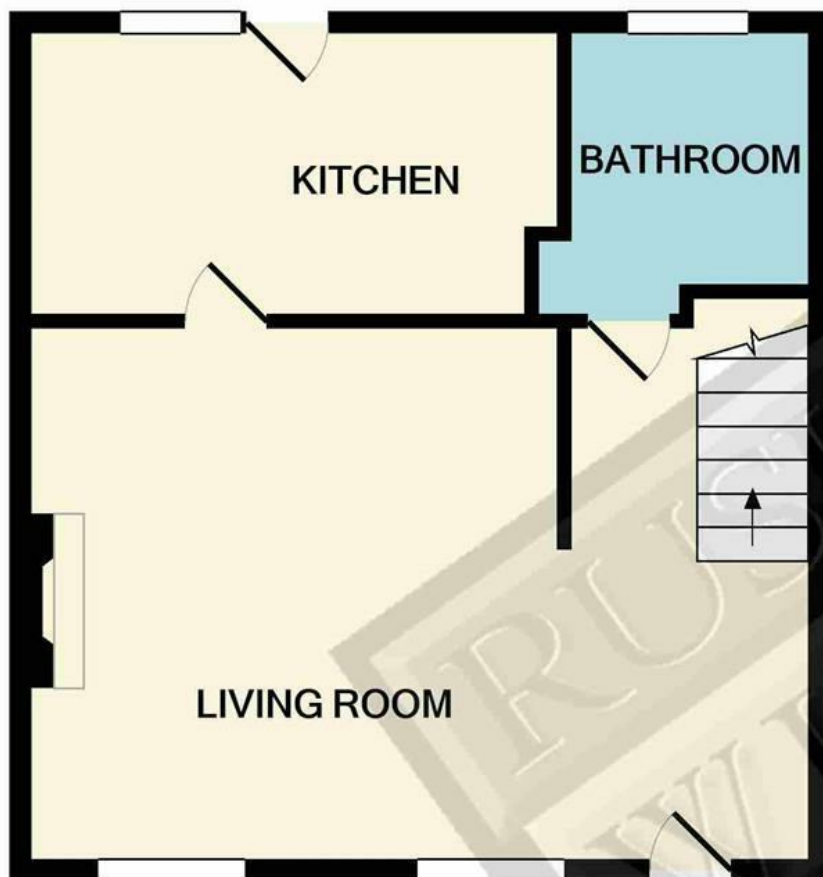
**Rear Garden**

Sun patio with the rest of the garden being mainly laid to lawn, with some mature plants and shrubs, raised timber decking area, timber garden shed and a gate providing direct rear access to the property from a quiet road where the vendors have enjoyed easy use of on street parking.

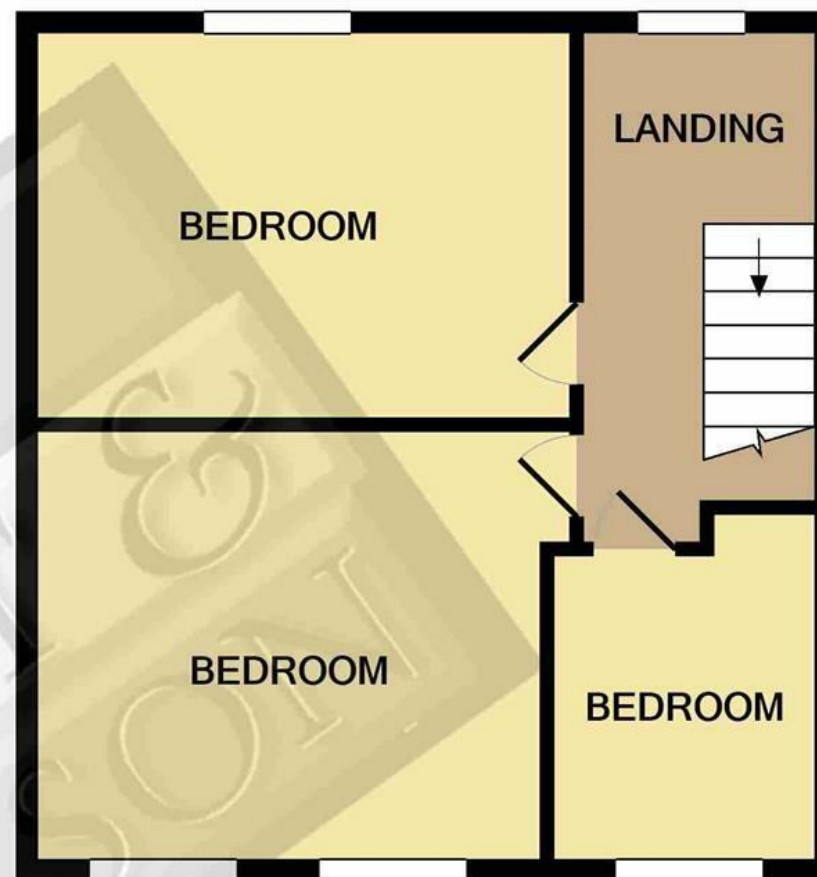
**Agents Note**

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.





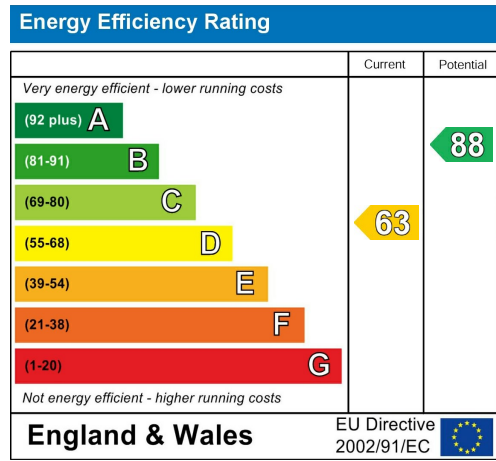
GROUND FLOOR  
APPROX. FLOOR  
AREA 332 SQ.FT.  
(30.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 332 SQ.FT.  
(30.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 665 SQ.FT. (61.8 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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