

**RUSH  
WITT &  
WILSON**



**93 Seabourne Road, Bexhill-On-Sea, East Sussex TN40 2SS  
£275,000**

**A three bedroom, semi-detached house situated in this popular residential location, and within close proximity to Ravenside Retail Park with its wide range of amenities. Offering bright and spacious accommodation throughout, the property comprises, bay fronted living room, open plan kitchen/dining room, three bedrooms and a modern bathroom suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts off road parking for multiple vehicles, garage and a private rear garden. Viewing comes highly recommended by RWW sole agents. Council Tax Band B.**



### **Entrance Hallway**

With obscured glass panelled entrance door, double radiator, stairs leading to the first floor, under stairs storage cupboard.

### **Living Room**

13'1" x 10'10" (4.00 x 3.31)

Double glazed bay windows to the front elevation, radiator, leading through to dining room.

### **Kitchen/Dining Room**

20'8" x 11'2" (6.32 x 3.42)

Double glazed windows overlooking the rear garden, radiator, obscured glass panelled door giving access onto the rear decking area, fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, space for freestanding cooker, extractor canopy, space and plumbing for washing machine and tumble dryer, breakfast bar, space for table and chairs.

### **Downstairs Cloakroom**

Suite comprising wc with low level flush, pedestal mounted wash hand basin with hot and cold tap, obscured window to the front elevation.

### **First Floor Landing**

Window to the side elevation, access to loft space via loft hatch.

### **Bedroom One**

13'8" x 9'3" (4.17 x 2.84)

Double glazed windows to the rear elevation, radiator, two sets of built in wardrobe cupboards with hanging space and shelving.

### **Bedroom Two**

10'9" x 9'10" (3.28 x 3.00 )

Window to the rear elevation, radiator, built in wardrobe cupboards.

### **Bedroom Three**

9'6" x 8'1" (2.90 x 2.47)

Window to the front elevation, radiator.

### **Bathroom**

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, panelled bath with

chrome controls and additional hand/shower attachment, walk in shower cubicle with wall mounted shower controls, chrome shower attachment and chrome showerhead, tiled walls, chrome heated towel rail, obscured double glazed windows to the front elevation.

### **Outside**

#### **Front Garden**

Driveway providing off road parking for multiple vehicles.

#### **Garage**

With up and over door.

#### **Rear Garden**

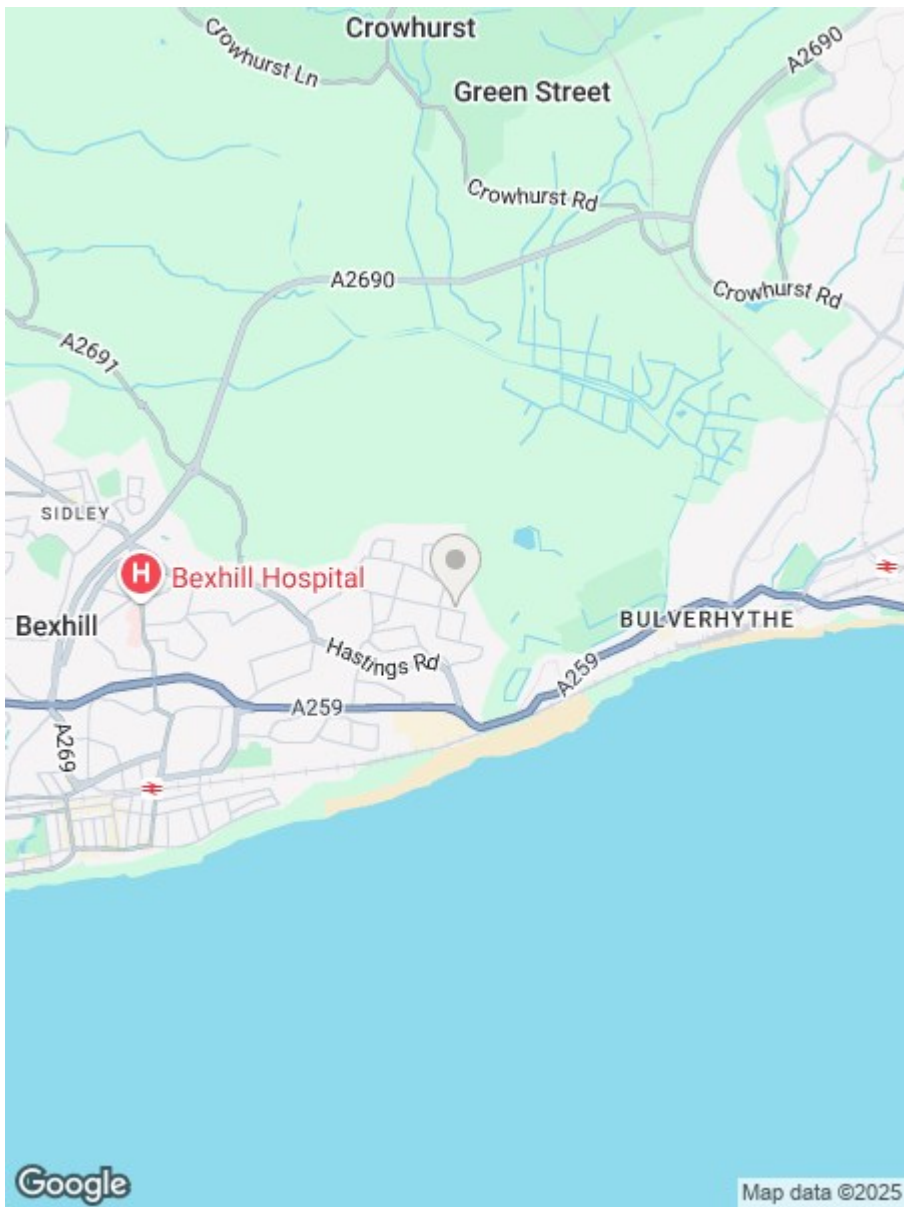
Mainly laid to lawn with various plants, shrubs and small trees, sheltered raised decking area suitable for alfresco dining, backing onto woodland, enclosed to all sides, side access is available.

#### **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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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