

**RUSH  
WITT &  
WILSON**



**3 Bayencourt North, Bexhill-On-Sea, East Sussex TN40 2AJ**  
**£279,000**

**A bright and spacious three bedroom semi-detached house, located in a popular residential location in Bexhill. Comprising dual aspect living room, kitchen/breakfast room, conservatory, downstairs wc, three double bedrooms, en-suite and family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts a driveway providing off road parking for multiple vehicles and a well established westerly facing rear garden. Viewing comes highly recommended by RWW sole agents. Council Tax Band B.**



**Entrance Porch**

With obscured glass panelled doors and windows to the front elevation, leading to the entrance hallway.

**Entrance Hallway**

Obscured glass panelled door, radiator, stairs leading to the first floor, double glazed windows to the front elevation.

**Living Room**

18'10" x 10'6" (5.76 x 3.22)

Dual aspect with double glazed windows to the front and rear elevation, glass panelled door giving access onto the rear garden, two radiators.

**Kitchen/Breakfast Room**

12'9" x 10'11" (3.91 x 3.33)

Fitted kitchen with a range of matching wall and base level units with laminated rolled edge worktop surfaces, sink with drainer and hot and cold tap, integrated electric oven with grill, four ring gas hob, space and plumbing for washing machine, space for freestanding fridge and freezer, alcove with fitted shelving, obscured glass panelled windows to the side elevation, door leading to the conservatory.

**Conservatory**

8'11" x 7'2" (2.74 x 2.20)

With windows to the side and rear elevations, glass panelled doors giving access onto the rear garden, radiator.

**Downstairs WC**

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

**First Floor Landing**

Access to loft space via loft hatch. Large linen cupboard with fitted shelving and radiator.

**Bedroom One**

14'1" x 7'8" (4.30 x 2.34)

Double glazed windows to the front elevation, built in wardrobe cupboards with hanging space and shelving, radiator.

**En-Suite**

Suite comprising wc with low level flush, walk in shower cubicle with wall mounted shower controls, shower attachment and showerhead, wash hand basin with hot and

cold tap, obscured glass panelled window to the rear elevation, part tiled walls, radiator.

**Bedroom Two**

10'5" x 9'10" (3.19 x 3.00)

Double glazed windows to the front elevation, built in wardrobe cupboard.

**Bedroom Three**

10'5" x 7'9" (3.19 x 2.37)

Double glazed windows to the rear elevation, built in wardrobe cupboards.

**Bathroom****Outside****Front Garden**

Paved driveway providing off road parking for multiple vehicles, area of front garden with shrubs and laid with pebbles.

**Rear Garden**

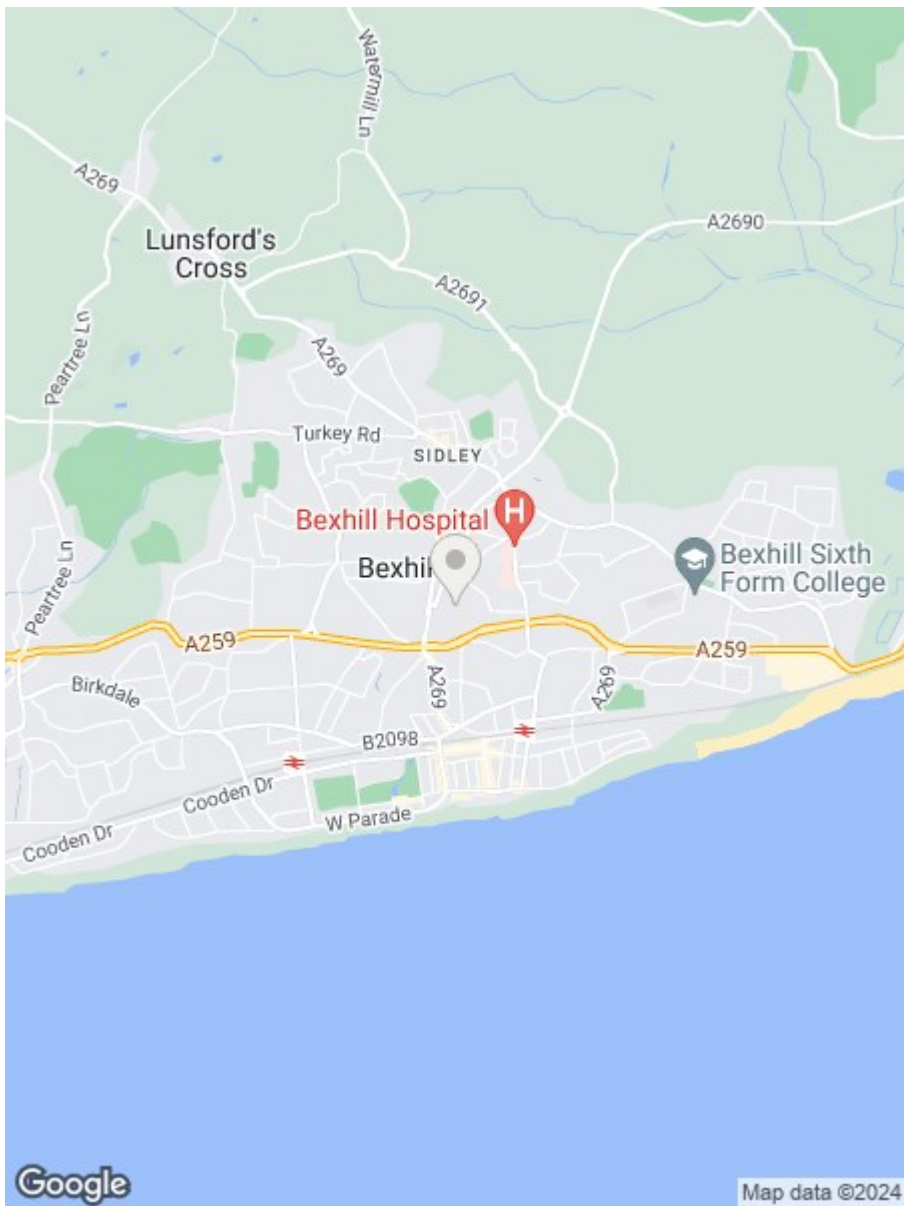
Well established rear garden, patio areas suitable for alfresco dining, laid with pebble and lawn, all enclosed to all sides, side access is available, timber framed shed, seating area.

**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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