234 London Road, Bexhill-On-Sea, East Sussex TN39 4AJ
£275,000

Rush, Witt and Wilson are delighted to welcome to the market this exceptionally well presented three bedroom terrace house. Offering bright and spacious accommodation throughout the property comprises, large open plan living space with lounge and modern fitted kitchen/diner, three bedrooms and a family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property boasts a well presented and low maintenance rear courtyard garden, whilst to the front of the property there is blocked paved driveway providing off road parking for multiple vehicles. Ideally situated within easy access to local amenities, local schools and the link road, whilst still only being approximately one mile to Bexhill town centre with mainline rail station and seafront. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning property in this popular location. Council Tax Band B.

Entrance porch
Obscured double glazed front door leading to the entrance porch, with obscured double glazed windows to to front and side elevations, obscured glass panelled internal door leading to the entrance hall.

Entrance Hall
With radiator, stairs leading to the first floor, under stairs storage cupboard housing the electric consumer unit and electric meter.

Lounge
19'4" x 12'1" (5.90 x 3.70)
Two double glazed windows to the front elevation, two radiators, ornamental feature fireplace, open archway leading through to the kitchen/diner.

Kitchen/Diner
17'5" x 8'9" (5.32 x 2.68)
Double glazed windows and double glazed door to the rear elevation giving access onto the rear garden, radiator, sky light, modern fitted kitchen with a range of matching wall and base level units with solid wood worktop surfaces, integrated eye level electric double oven and grill, worktop mounted gas hob with fitted extractor hood above, plumbing space for washing machine, plumbing space for dishwasher, stainless steel bowl and half sink with drainer and mixer tap, space for freestanding fridge/freezer, large breakfast bar, engineered oak flooring, recessed ceiling spotlights, part tiled walls.

Ground Floor Bathroom
Obscured glazed internal window to the rear elevation, looking into the kitchen/diner, heated chrome towel rail, modern suite comprising panelled enclosed bath with mixer tap and shower attachment, low level wc, vanity unit with wash hand basin and mixer tap and storage cupboards beneath, tiled walls, extractor fan.

First Floor Landing
Double glazed window to the rear elevation, access to loft space with fitted loft ladder.

Bedroom One
12'2" x 9'2" (3.72 x 2.80)
Double glazed windows to the rear elevation, radiator.

Bedroom Two
11'4" x 9'10" (3.47 x 3.00)
Two double glazed windows to the front elevation, radiator, airing cupboard housing the hot water cylinder with slatted shelving and storage cupboard above.

Bedroom Three
6'0" x 5'10" (1.84 x 1.79)
Double glazed window to the front elevation, radiator, wall mounted gas central heating boiler, the room is currently used as a walk in dressing room with fitted hanging rails and fitted shelving.

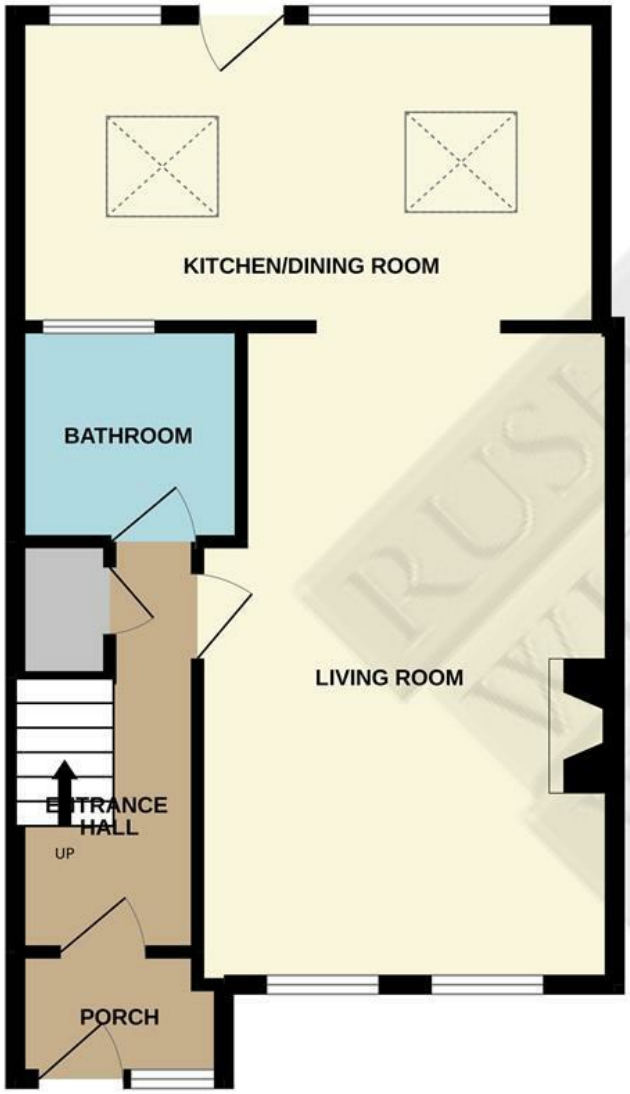
Outside

Front Garden
Blocked paved driveway providing off road parking for two vehicles.

Rear Garden
Low maintenance garden with Indian sand stone laid patio, gate giving rear access into the garden, timber garden 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.

GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.

TOTAL FLOOR AREA : 851 sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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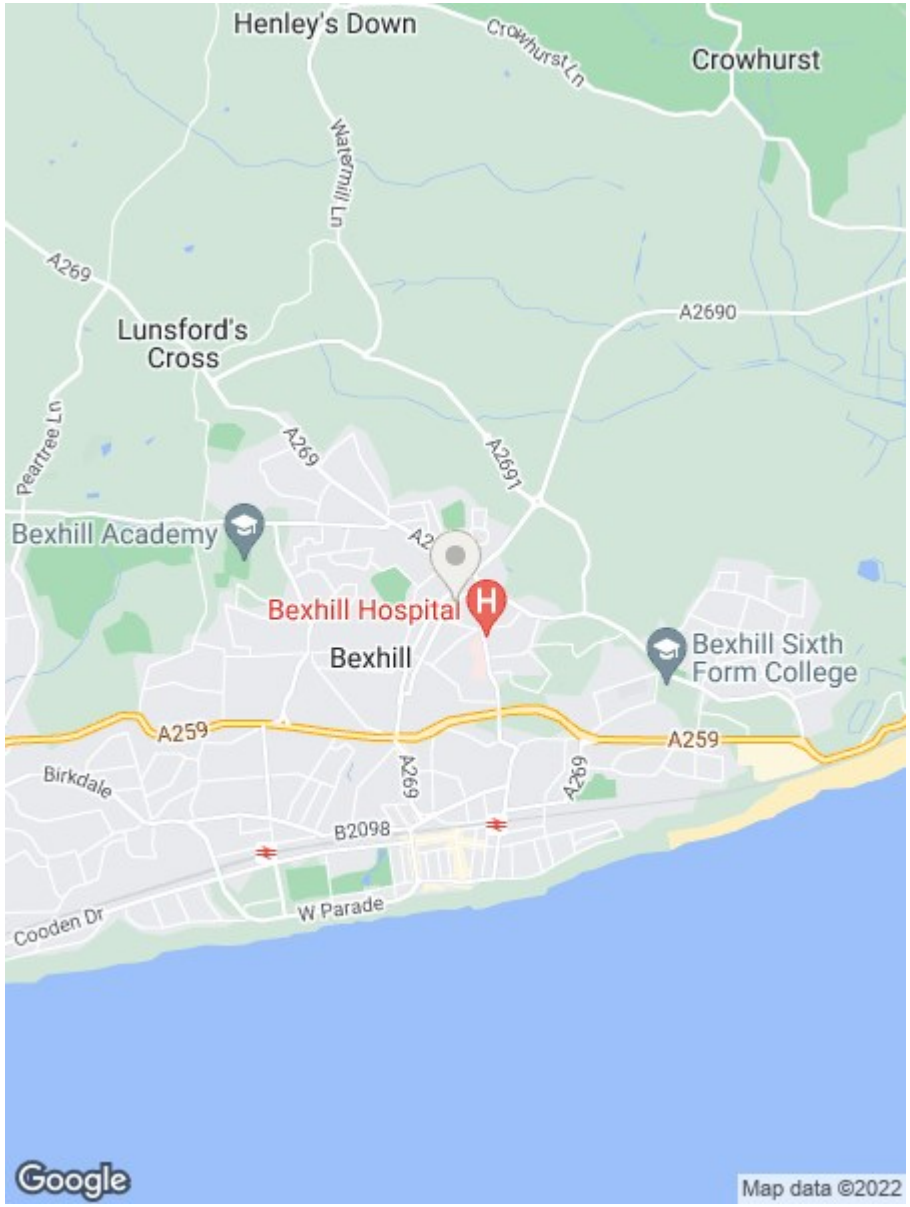

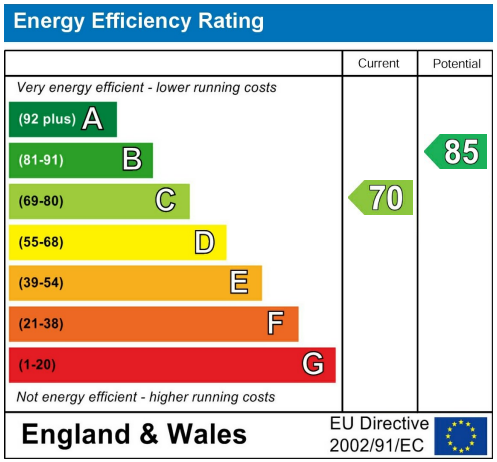

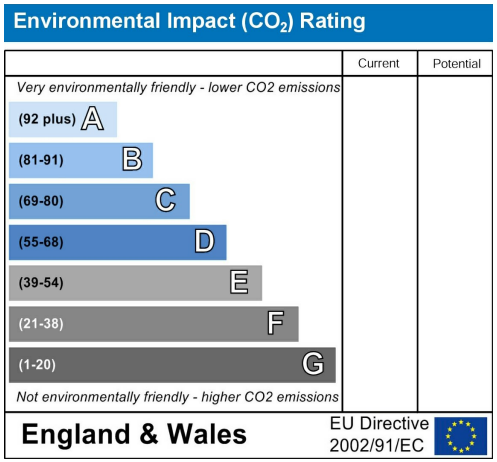

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