

RUSH
WITT &
WILSON



**59 The Briary, Bexhill-On-Sea, East Sussex TN40 2ET
£195,000**

A beautifully presented one bedroom end terraced house with modern kitchen, bathroom, sun room, private front and rear gardens. Other benefits include allocated off road parking, gas central heating system, double glazed windows and doors. Ideally situated in this quiet cul-de-sac location in a popular residential area. Viewing is highly recommended. Viewing comes highly recommended by Rush Witt & Wilson, sole agents.



Entrance Porch

Window to side elevation, window and door to front, utility cupboard with plumbing for washing machine and additional storage.

Living Room

14'3 x 11'8 (4.34m x 3.56m)

Two double radiators, door through to conservatory, large understairs storage cupboard.

Kitchen

8'5 x 7'7 (2.57m x 2.31m)

Window to the front elevation, modern fitted kitchen comprising a range of base and wall units with laminate worktops, circular sink unit with circular drainer, mixer tap, integrated oven and grill with gas hob, extractor canopy and light, tiled splashbacks.

Sun Room

12'6 x 7'10 (3.81m x 2.39m)

Upvc double glazed windows to the front and side elevations with patio doors to the garden, vertical radiator.

First Floor**Landing**

Built-in airing cupboard.

Bedroom

14'5 x 9'8 (4.39m x 2.95m)

Window to the front and side elevations, double radiator, built-in wardrobe cupboard.

Bathroom

Suite comprising shower/bath with chrome controls and showerhead fixing with shower screen, wc with low level flush, pedestal wash hand basin, tiled walls, heated chrome towel rail, obscure glass window to the front elevation.

Outside**Front Garden**

Area of paving, garden extends to the front incorporating trees and mature shrubs.

Rear Garden

Low maintenance area which is laid to patio enclosed with fencing to all side.

Allocated Parking

To the front of the property.

Agents Note

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



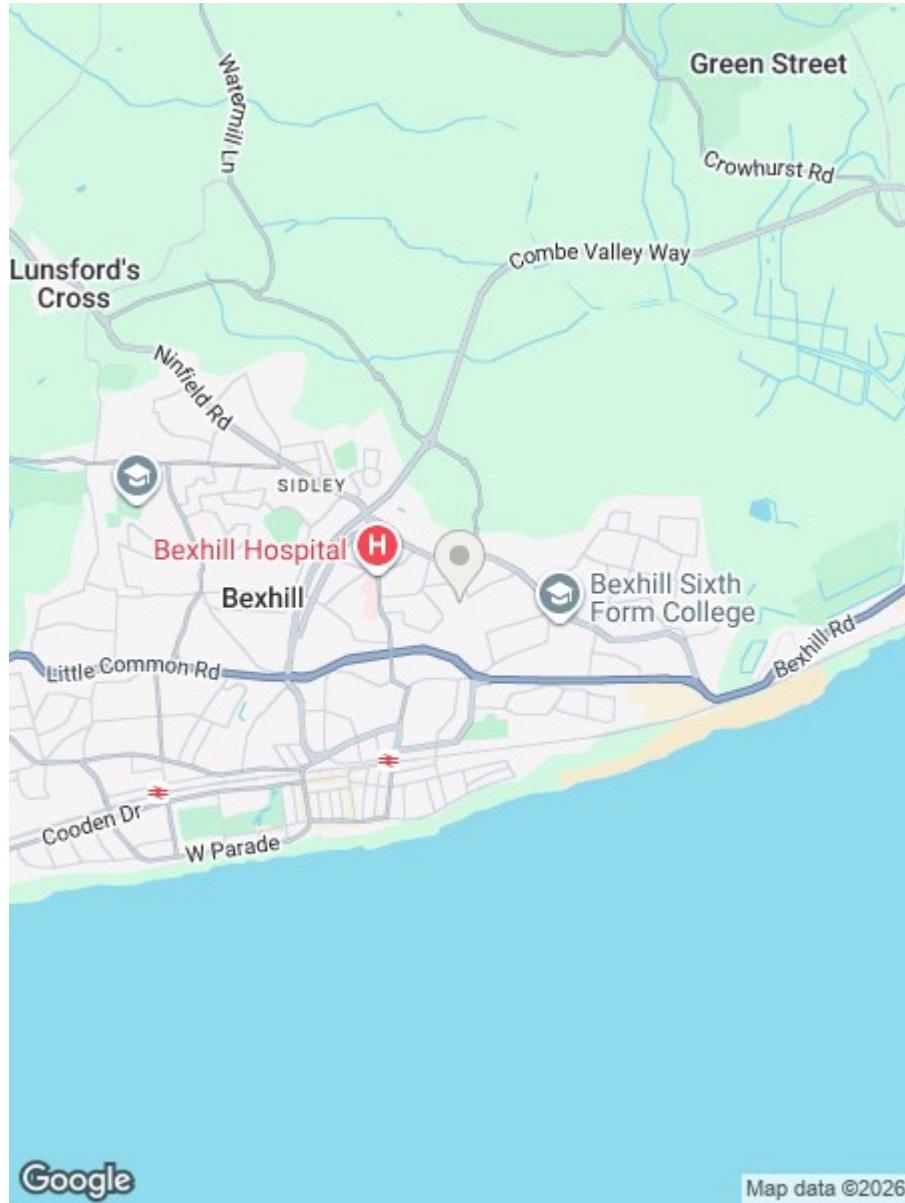
1ST FLOOR
224 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA : 562 sq.ft. (52.2 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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