

**RUSH  
WITT &  
WILSON**



**3 Westdown Road, Bexhill-On-Sea, East Sussex TN39 4DY  
£339,950**

**An opportunity to acquire this exceptionally well presented three bedroom semi-detached house ideally located in this sought after location. Offering bright and spacious accommodation throughout, the property comprises an entrance hall, bay-fronted lounge, modern fitted kitchen/diner, utility room and WC all to the ground floor. Whilst to the first floor, there are three bedrooms and a modern fitted family bathroom. Externally, the property boasts a beautifully maintained rear garden with the front of the property offering off road parking for multiple vehicles. Conveniently situated within easy walking distance of the Bexhill Downs and both primary and secondary schools while still only being approximately 1 mile from Bexhill town centre, mainline rail station and seafront. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning family home in this popular location.**



### **Entrance Hall**

Obscured double glazed front door to the side elevation leading to the entrance hall, with radiator, stairs leading to the first floor, large under-stairs storage cupboard with fitted shelving, second under stairs storage cupboard providing storage space and housing electric meter, electric consumer unit.

### **Lounge**

19'1" x 11'8" (5.84 x 3.57)

Double glazed bay window and double glazed window to the front elevation, two radiators, stunning ornamental feature fireplace.

### **Kitchen/Diner**

23'6" x 9'6" (7.18 x 2.91)

Double glazed window to the rear elevation overlooking the rear garden, double glazed door to the side elevation giving access onto the rear garden patio, feature sky lantern, radiator, plinth heater, modern fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, plumbing space for dishwasher, stainless steel bowl and half sink with drainer and mixer tap, space for freestanding cooker with fitted extractor hood above, space for under counter fridge/freezer, part tiled walls, ceiling mounted spotlights, door leading through to utility room, two bespoke joinery fitted cabinets with display cabinets and drawers and cupboards beneath.

### **Utility Room**

7'4" x 5'0" (2.26 x 1.54)

Double glazed window to the rear elevation overlooking the rear garden, range of matching wall and base level units with laminate roll edge worktop surface, stainless steel single sink with drainer and mixer tap, plumbing space for washing machine, fitted shelving, space for freestanding fridge/freezer, part tiled walls, ceiling mounted spotlights, door with access to ground floor wc.

### **Ground Floor WC**

Obscured double glazed window to the side elevation, radiator, low level wc, wall mounted wash hand basin with tiled splashback, wall mounted gas central heating boiler, extractor fan.

### **First Floor Landing**

Stairs leading to first floor landing, with obscured double

glazed window to the side elevation, access to loft space with fitted pull down ladder.

### **Bedroom One**

12'11" x 10'8" (3.96 x 3.27)

Double glazed window to the front elevation, radiator, large range of fitted wardrobes comprising hanging space, shelving and storage cupboards above.

### **Bedroom Two**

9'10" x 7'11" (3.01 x 2.42)

Double glazed window to the front elevation, radiator.

### **Bedroom Three**

8'7" x 6'8" (2.63 x 2.05)

Double glazed window to the rear elevation, radiator, large range of fitted bedroom wardrobes with sliding doors all comprising hanging space and shelving.

### **Family Bathroom**

Obscured double glazed window to the rear elevation, heated chrome towel rail, modern white suite comprising low level wc, vanity unit with wash hand basin, mixer tap and storage cupboards and drawers beneath, panelled enclosed p-bath with mixer tap, wall mounted shower controls, shower attachment and rain effect showerhead, part tiled walls, extractor fan, airing cupboard housing the hot water cylinder with slatted shelving.

### **Outside**

#### **Front Garden**

Large blocked paved driveway providing off road parking for multiple vehicles.

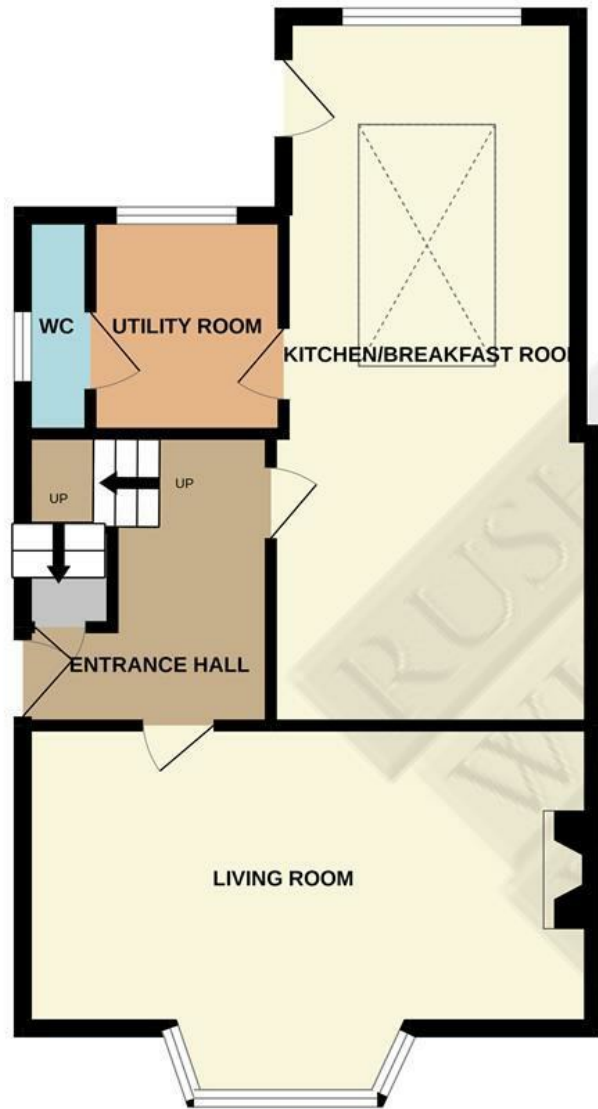
#### **Rear Garden**

With sun patio, the rest of the garden is mainly laid to lawn with some mature plants and hedge borders, pathway leading to the rear of the garden with additional patio, two timber garden sheds, outside tap, gated access down side of property leading to the front.

### **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  
562 sq.ft. (52.2 sq.m.) approx.

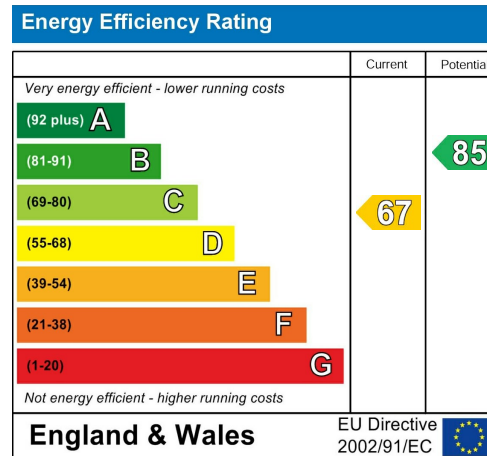
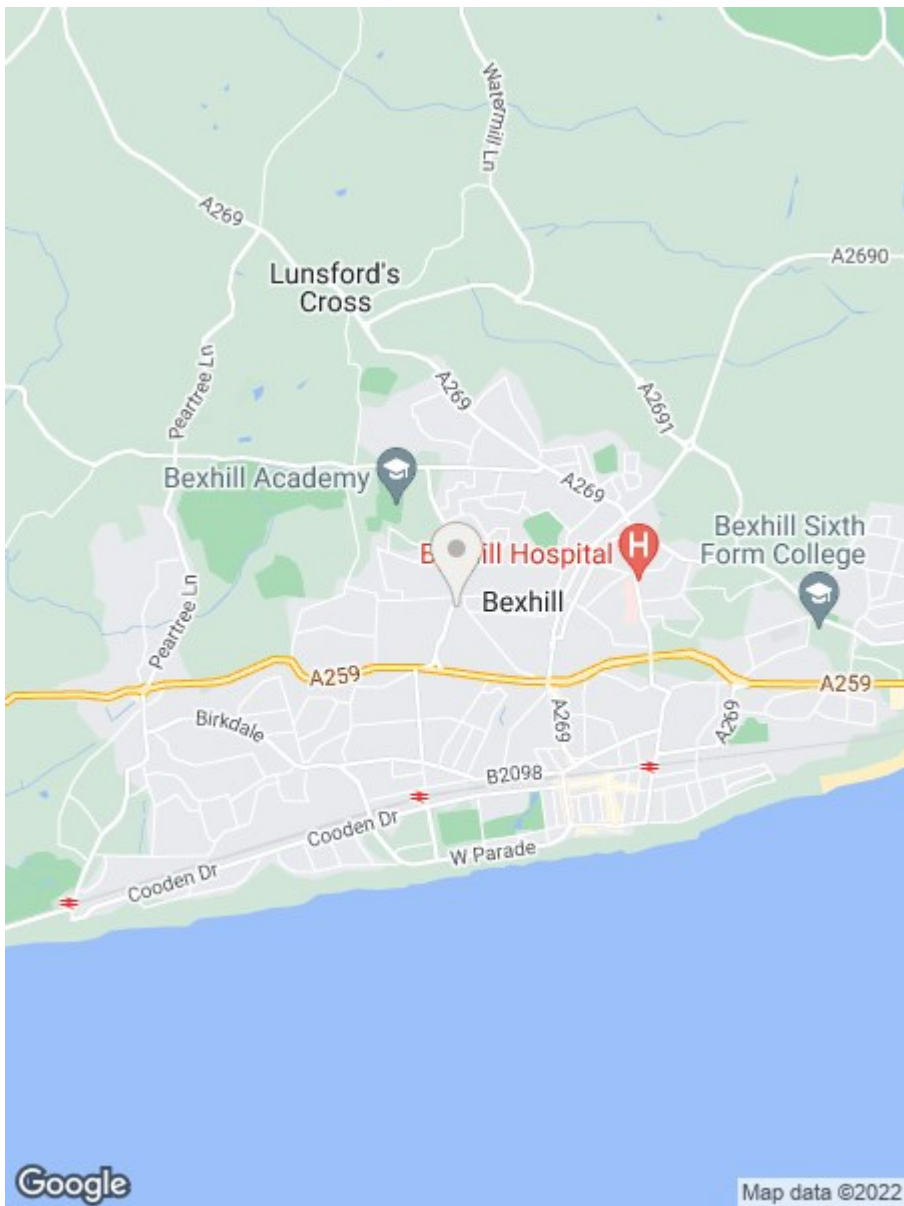


1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.

TOTAL FLOOR AREA : 978 sq.ft. (90.9 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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