

**RUSH
WITT &
WILSON**



23 Scholars Walk, Bexhill-On-Sea, East Sussex TN39 5GA
£339,000

A spacious four bedroom town house arrange over three floors, two bathrooms, garage, gas central heating system, double glazed windows and doors, downstairs cloakroom, private front and south facing rear garden, NO CHAIN. Viewing comes highly recommended by RWW sole agents.



Entrance Hall

Entrance door, double radiator.

Cloakroom

W/C low level flush, peddle stall wash hand basin, single radiator, large built in cloaks cupboard

Kitchen

10'2" x 7'8" (3.12 x 2.35)
Window to the front elevation, fitted kitchen with a range of wall and base units with laminate straight edge work tops, one half bowl single drainer sink with mixer tap, integrated oven & grill with gas hob, extractor canopy and light, built in fridge/freezer, built in dishwasher, integrated washing machine, tiled floor, tiled splashbacks.

Living Room

13'9" x 15'5" (4.21 x 4.71)
French doors lead out onto south facing rear garden, two double radiators, seating area for table and chairs.

First Floor Landing

Single radiator, built in cupboard.

Bedroom One

15'3" x 10'8" (4.67 x 3.27)
Windows overlooking southerly elevation and rear garden, radiator, built in wardrobe cupboards.

En-Suite Shower Room

Suite comprising walk in shower cubical with chrome controls and chrome shower head, w/c low level flush, peddle stall wash hand basin, single radiator.

Bedroom Two

15'4" x 9'10" (4.69 x 3.0)
Two windows overlook front elevation, single radiator.

Second Floor Landing

Access to loft space, single radiator.

Bedroom Three

15'4" x 10'7" (4.68 x 3.23)
Window to the front elevation, single radiator.

Bedroom Four

15'4" x 10'6" (4.68 x 3.22)
Window to the rear elevation, single radiator.

Bathroom

Suite comprising panelled bath with hand shower attachment, w/c low level flush, peddle stall wash hand basin, tiled splashback, single radiator.

Outside

Front Garden

Mainly laid to lawn with flower bed, paved path to front entrance

Rear Garden

Rear south facing garden coming mainly laid to lawn, rear access is available, fencing enclosed to all sides, patio area.

Garage

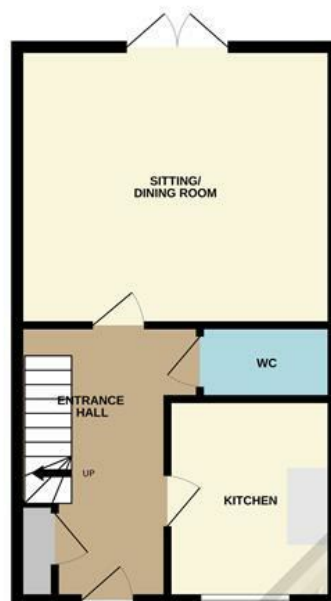
En-bloc, up and over door

Agents Note

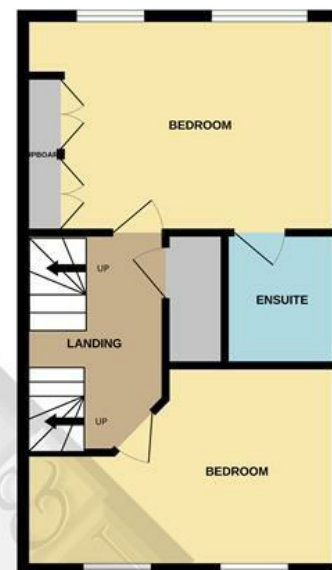
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



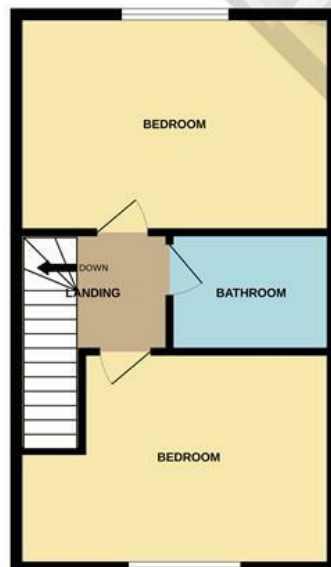
GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



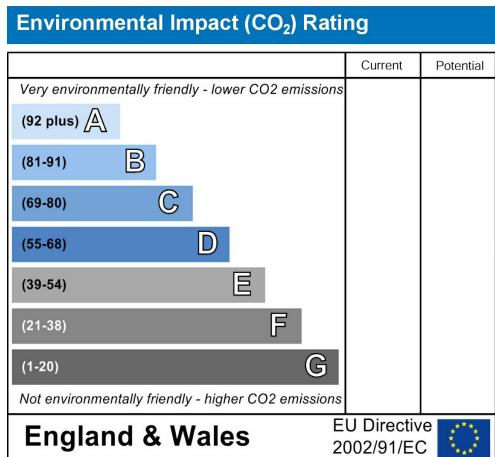
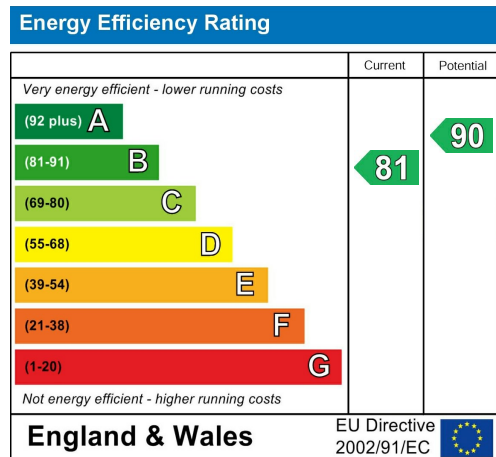
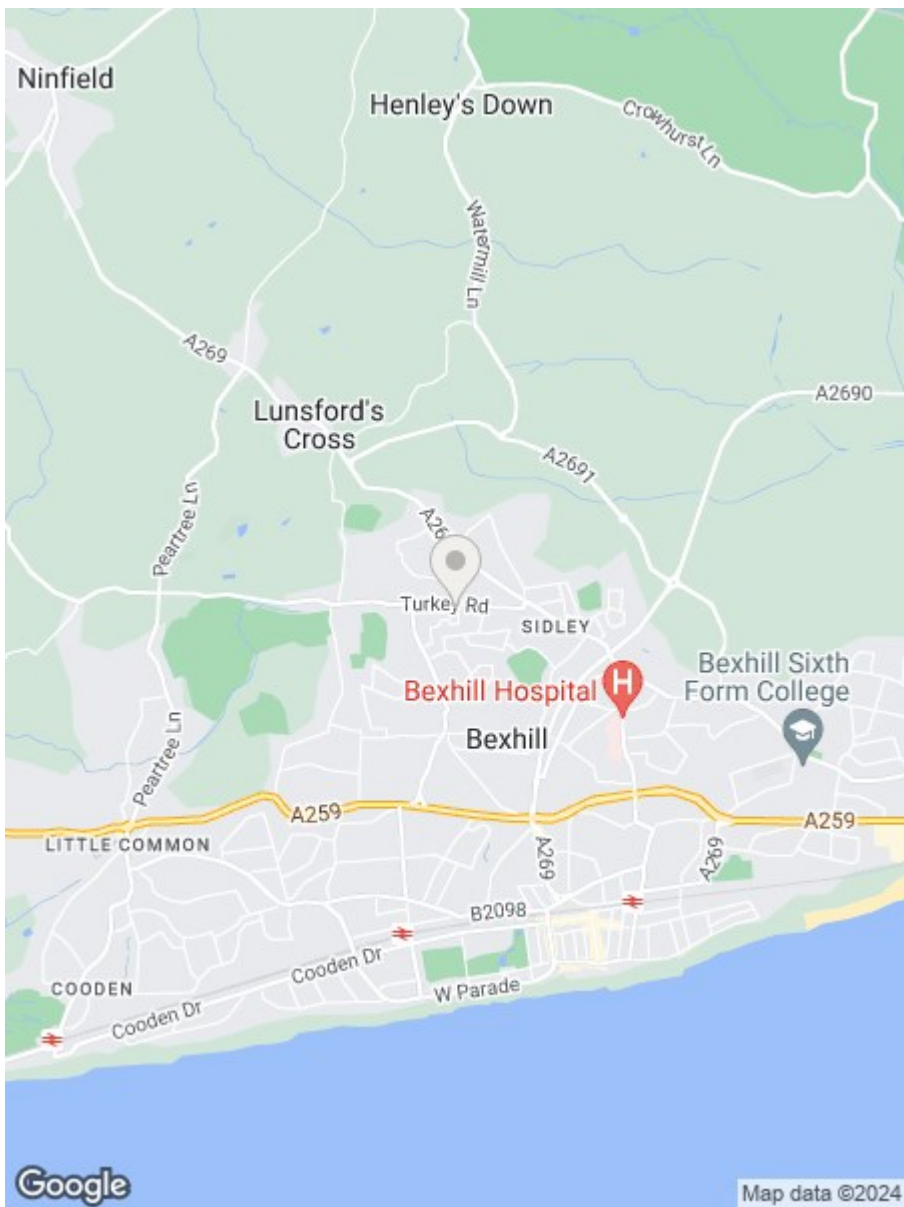
2ND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1255 sq.ft. (116.6 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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