

**RUSH  
WITT &  
WILSON**



**15 Sedgewick Road, Bexhill-On-Sea, East Sussex TN40 2DA  
£315,000**

**A very spacious & bright three bedroom detached house, living room with separate dining room, modern kitchen, downstairs cloakroom, en-suite shower room to primary bedroom and additional main bathroom, gas central heating system, double glazed windows and doors, private front and westerly facing rear garden, no onward chain. Viewing comes highly recommended by RWW sole agents. Council Tax Band C.**



**Entrance Hall**

With entrance door, obscured glass window to the side elevation, under stairs storage cupboard.

**Downstairs Cloakroom**

WC with low level flush, pedestal mounted wash hand basin, double radiator, obscured glass window to the side elevation.

**Living Room**

16'10" x 15'5" (5.15m x 4.71m)

Bay window to the front elevation, double radiator and single radiator, gas real flame effect wood burner.

**Dining Room**

18'8" x 10'11" (5.71m x 3.34m)

Window and French doors to the side elevation, double radiator.

**Kitchen**

10'11" x 9'8" (3.34m x 2.96m)

Window to the rear elevation, Velux window to the side, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, electric hob with extractor canopy and light, integrated oven and grill.

**First Floor Landing**

Window to the side elevation, access to roof space.

**Bedroom One**

12'5" x 11'1" (3.79m x 3.39m)

Window to the front elevation, double radiator.

**En-Suite Shower Room**

Comprising walk in shower with electric shower unit, controls and showerhead, wc with low level flush, corner wash hand basin, double radiator, partly tiled walls.

**Bedroom Two**

12'2" x 10'9" (3.73m x 3.30m)

Window to the rear elevation, double radiator.

**Bedroom Three**

8'2" x 8'0" (2.49m x 2.46m)

Window to the side elevation, single radiator.

**Bathroom**

Suite comprising wc with low level flush, pedestal mounted wash hand basin, panelled bath with wall mounted electric shower unit, controls and showerhead, built in airing cupboard housing the hot water cylinder and recently installed gas central heating and domestic hot water boiler, double radiator, obscured glass window to the rear elevation.

**Outside****Front Garden**

Designed with low maintenance in mind, predominantly patioed, enclosed with fencing to one side, rear access down the side of the property.

**Rear Garden**

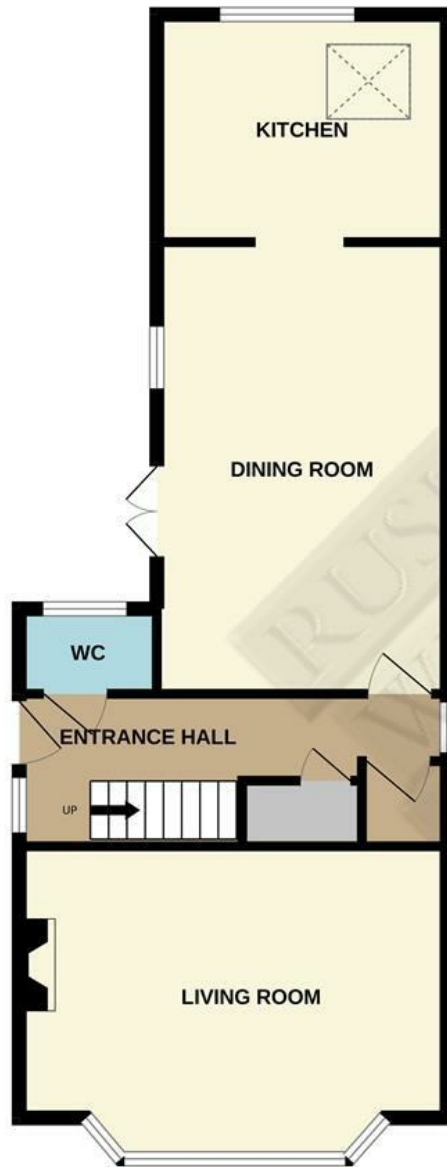
Half laid to lawn and halved laid to patio, enclosed with hedging to one side, trellised area, timber framed shed, aluminium storage shed.

**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  
624 sq.ft. (58.0 sq.m.) approx.

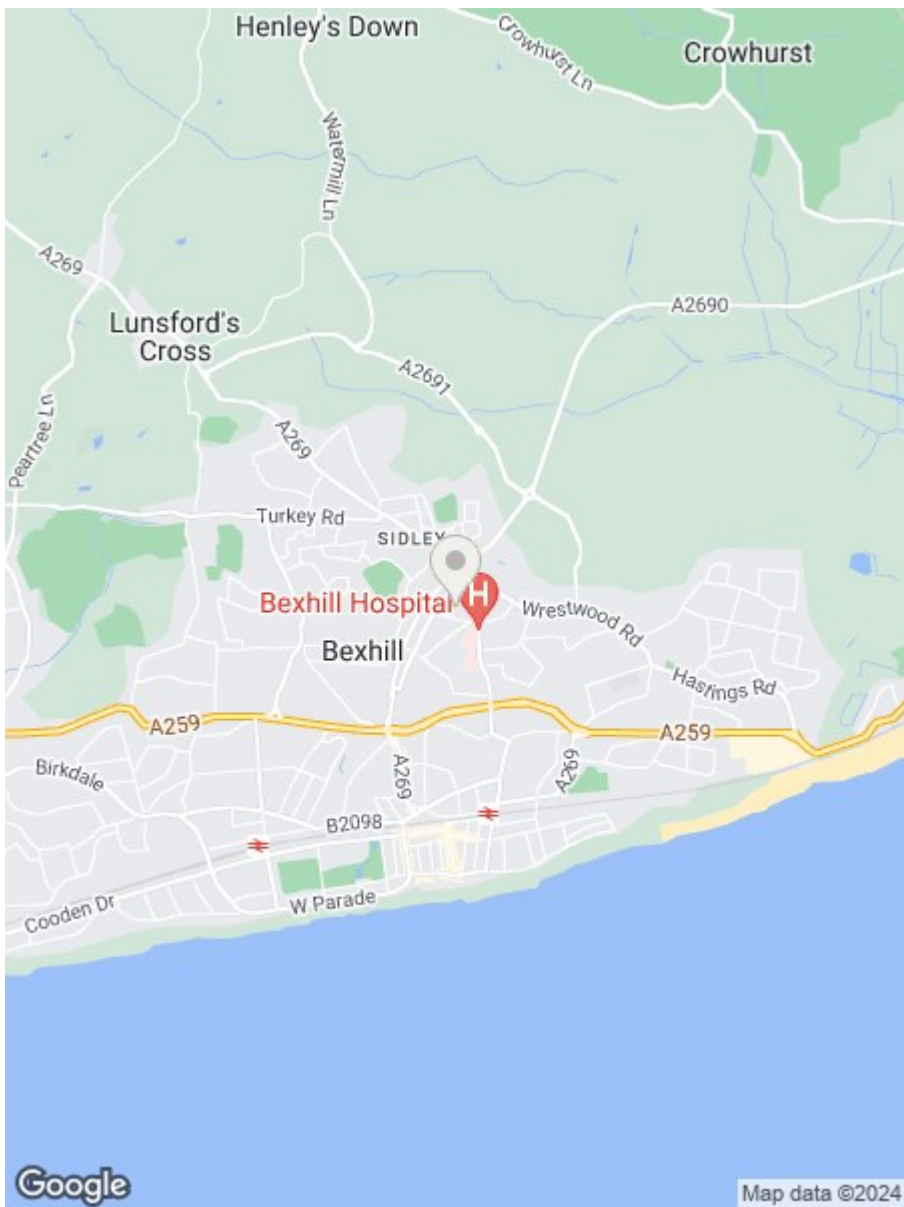


1ST FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 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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