

**RUSH  
WITT &  
WILSON**



**29 Magdalen Road, Bexhill-On-Sea, East Sussex TN40 1SD  
£485,000**

**\*POTENTIAL INVESTMENT OR REDEVELOPMENT OPPORTUNITY\*** Situated in this impressive semi-detached Victorian house can be found a spacious one bedroom ground floor flat with gardens front and rear comprises bedroom; bathroom; kitchen/ breakfast room, bathroom, ground floor bedsit, two first floor bedsits with two separate kitchens and shared bathroom, cloakroom, top floor one bedroom self-contained flat comprises bedroom; living room; bathroom; kitchen. The current vendors have enjoyed an annual income of approx. thirty thousand pounds PA. There are lots of options to consider, potential to convert into three self contained flats, restore back to one large house or continue as currently arranged. The property is in need of refurbishment and comes with gas central heating system. Viewing comes highly recommended by RWW sole agents.



## Rental Values

Garden Flat £ 640 p/m

1- Bedsit £360 p/m

3- Bedsit £ 440 p/m

5- Bedsit £440 p/m

6- Top Floor Flat £ 540 p/m

PA approx. £30,000

## Communal Entrance Hallway

With obscured glass windows to the front and side elevations, single radiator, gas meter cupboard and consumer unit.

## Flat 2 - Garden Flat

### Private Entrance Hall

With Entrance Door.

### Living Room

11'10" x 12'10" (3.61 x 3.93)

Window to the side elevation, single radiator, built in storage cupboards.

### Kitchen/Breakfast Room

13'1" x 11'11" (4.01 x 3.65)

Windows to both the side and rear elevations, door leads to the rear elevation, covered radiator, fitted kitchen comprising a range of base and wall units with laminate rolled edge worktops, one and half bowl composite sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, oven and grill with electric hob, extractor canopy and light above, cupboard housing the combination gas central heating and domestic hot water boiler.

### Bedroom

20'8" x 12'4" (6.31 x 3.78)

French doors and windows overlook and lead out onto the rear garden, original fireplace, two single radiators.

### Bathroom

Walk in shower with sliding door, wall mounted electric shower unit, controls and showerhead, wc with low level flush, pedestal mounted wash hand basin, single radiator, two obscured glass windows overlook the side elevation, tiled splashback.

## Front Garden

Mainly mature shrubbery can be found, side access and front entrance.

## Rear Garden

Mainly laid to lawn with beautiful and mature shrubbery, plants and trees of various kinds, brick built outhouse with door and windows to the front.

## Flat 1 - Bedsit

17'7" x 17'2" (5.36 x 5.25)

Located on the ground floor, bay window to the front elevation, double radiator and single radiator. Kitchenette area comprising base and wall units with laminate worktop, single drainer sink unit, space for fridge or freezer.

## First Floor Landing

Communal Stairs to first floor, single radiator.

## Cloak Room

WC with low level flush, single radiator, window to the side elevation.

## Bathroom

Panelled bath with hand/shower attachment, wall mounted wash hand basin with vanity unit beneath, tiled splashbacks, single radiator.

## Flat 3 - Bedsit

18'1" x 13'11" (5.53 x 4.25)

Bay window to the front elevation, double radiator, tiled fireplace, sink unit with single drainer and base unit beneath.

## Kitchen/Breakfast Room

Window to the front elevation, single radiator, stainless steel sink unit with base unit.

## Flat 5 - Bedsit

17'1" x 12'10" (5.22 x 3.93)

Window to the rear elevation, double radiator, cast iron fire place, wash hand basin with tiled splashback.

## Kitchen

11'10" x 7'9" (3.61 x 2.37)

Window to the rear elevation, fitted kitchen comprising base units with laminate worktops, shelving, single drainer stainless steel sink unit, space for fridge/freezer, pantry cupboard.

## Second Floor Landing

Communal Stairs to the second floor landing with window to the side elevation.

## Flat 6- Top Floor Flat.

### Cloakroom

WC with high level flush, single radiator, obscured glass window overlooks the side elevation.

### Living Room

16'9" x 12'7" (5.11 x 3.84)

Window to the rear elevation with single radiator, built in storage cupboard.

### Kitchen

11'9" x 8'5" (3.60 x 2.57)

Window to the side elevation, single radiator, door to eaves, laminate straight edge worktops, single drainer sink unit, plumbing for washing machine, space for tumble dryer, shelving, space for fridge/freezer.

### Bedroom

12'1" x 14'11" (3.70 x 4.56)

Window overlooks the front elevation, single radiator, open tiled fire place, built in wardrobe cupboard.

### Bathroom

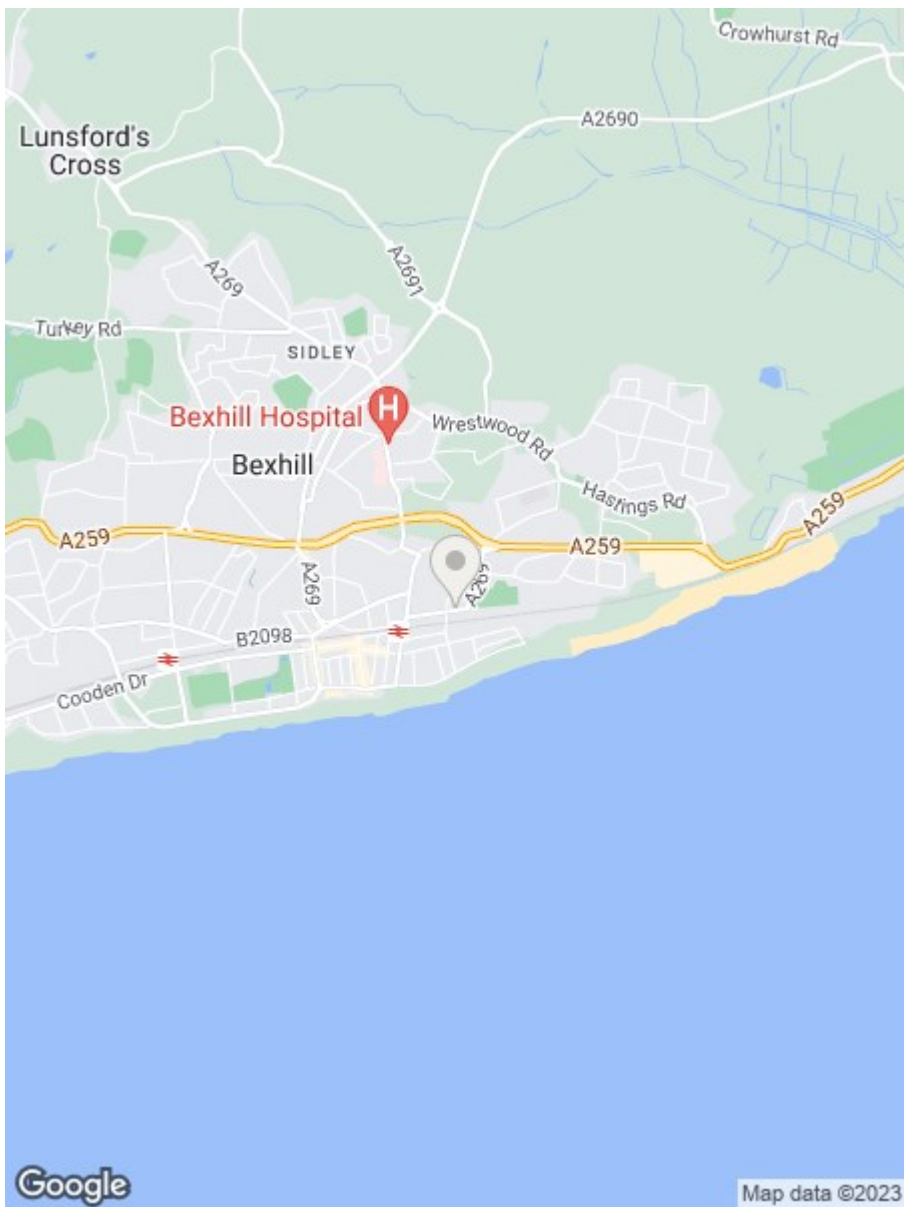
Window to the side elevation, panelled bath, inset wash hand basin, linen cupboard, radiator, access to eaves storage.

## 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.







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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Residential Estate Agents**  
Lettings & Property Management



**3 Devonshire Road**  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk