

**RUSH
WITT &
WILSON**



12 Watergate, Bexhill-On-Sea, East Sussex TN39 5ED
£229,000

A beautifully presented three bedroom terrace house, modern gas central heating system, double glazed windows and doors, modern-contemporary fitted kitchen with fitted appliances, modern bathroom suite with shower, private front and rear gardens, garage en-bloc, utility room, living room and separate dining room, VENDOR SUITED. Viewing comes highly recommended by RWW sole agents.



Entrance Hall

With entrance door, wall mounted gas central heating and domestic hot water boiler, laminate wood flooring.

Living Room

18'2 x 13' (5.54m x 3.96m)

Patio doors to the rear garden, two double radiators, laminate wood flooring, large built in cloaks cupboard, additional double door storage cupboard, under stairs storage area.

Dining Room

10'9 x 8' (3.28m x 2.44m)

Laminate wood flooring, patio doors to the rear garden, double radiator.

Kitchen

9'8 x 8'9 (2.95m x 2.67m)

Modern, contemporary fitted kitchen comprising a range of handle less high gloss finish base and wall units with laminate straight edge worktops, integrated fridge, double oven with grill, ceramic hob with glass splashbacks, extractor canopy and light, single drainer stainless steel sink unit with mixer tap, window to the rear elevation, grey wood effect flooring.

Utility Room

12'7 x 4'3 (3.84m x 1.30m)

Window to the side elevation and door to side, double radiator, grey wood effect flooring, plumbing for washing machine, space for tumble dryer, additional area for other white goods.

First Floor Landing

Access to roof space.

Bedroom One

13'1 x 11'4 (3.99m x 3.45m)

Window to the front elevation, double radiator.

Bedroom Two

11'8 x 10'7 (3.56m x 3.23m)

Window to the rear elevation, built in wardrobe cupboard.

Bedroom Three

10'3 x 7'10 (3.12m x 2.39m)

Window to the front elevation, built in wardrobe cupboard, double radiator.

Bathroom

Modern suite comprising panelled bath with chrome controls and chrome showerhead, folding shower screen qua walls, wc with low level flush, pedestal wash hand basin, part tiled walls, obscured glass window to the rear elevation, wall mounted chrome heated towel rail.

Outside**Front Garden**

southerly elevation, mainly patioed with well stocked raised shrub and flowerbeds, enclosed with fencing to either side.

Rear Garden

Mainly patioed with some picket fencing, outside water tap, gate leading to rear pathway.

Garage En-Bloc

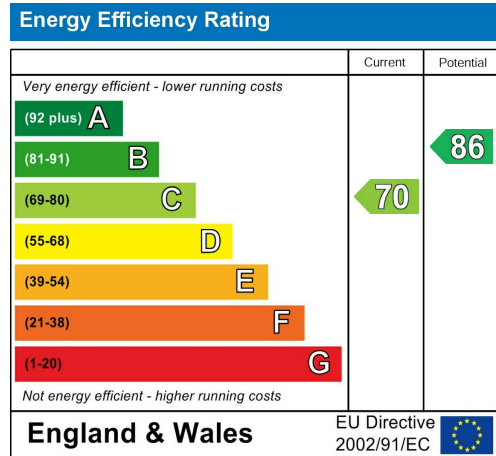
With up and over door.

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.







**RUSH
WITT &
WILSON**

**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**