

**RUSH  
WITT &  
WILSON**



**35 St. James Road, Bexhill-On-Sea, East Sussex TN40 2DE  
£292,500**

**A stunning two double bedroom older style terraced house, presented to an exceptional standard by the current vendors, beautiful kitchen/breakfast room, utility room, double glazed windows and doors, gas central heating system, private front and westerly facing rear garden, rear access available, off road parking, viewing is considered essential by RWW sole agents. Council Tax Band C.**



**Entrance Hallway**

With entrance door, traditional roll top radiator, built in storage cupboard, under stairs storage cupboard.

**Living Room**

13'1" x 12'2" (3.99 x 3.72 )

Window overlooks the front elevation, exposed floorboards, original cast iron fireplace with surround, tv unit with cupboard beneath.

**Kitchen/Breakfast Room**

18'2" x 13'1" (5.54 x 4.00)

Stunning re-fitted kitchen comprising a range of base and wall units with solid wood block worktops, concealed lighting, tiled splashbacks, Stoves gas cooker with double oven and grill beneath, extractor canopy and light above, enamel one and half bowl sink unit with drainer, integrated dishwasher, space for fridge/freezer, exposed brick, roll top radiator.

**Utility Room**

8'2" x 5'11" (2.49 x 1.81 )

Windows overlook both the side and rear elevations, door to rear, plumbing for washing machine, space for tumble dryer, shelving.

**First Floor Landing**

Window to the front elevation, access to the roof space, study area.

**Bedroom One**

13'1" x 11'0" (4.01 x 3.37)

Window to the front elevation, double radiator, original cast iron fireplace, built in double wardrobes.

**Bedroom Two**

10'6" x 10'2" (3.21 x 3.11)

Window to the rear elevation, double radiator.

**Bathroom**

Re-fitted bathroom suite comprising wc with low level flush, corner bath with ornate hand/shower attachment, electric shower unit, chrome controls, shower head and shower screen, heated towel rail with roll top radiator, built in linen cupboard, freestanding wash hand basin with vanity unit beneath, some tiling and panelling.

**Outside****Rear Garden**

Westerly facing rear garden, mainly laid to lawn with shingled areas, rear access is available, timber garden shed, enclosed with fencing to all sides offering privacy and seclusion.

**Front Garden**

Arranged with off road parking in mind, bricked paved, wrought iron railings, retaining walls.

**Off Road Parking**

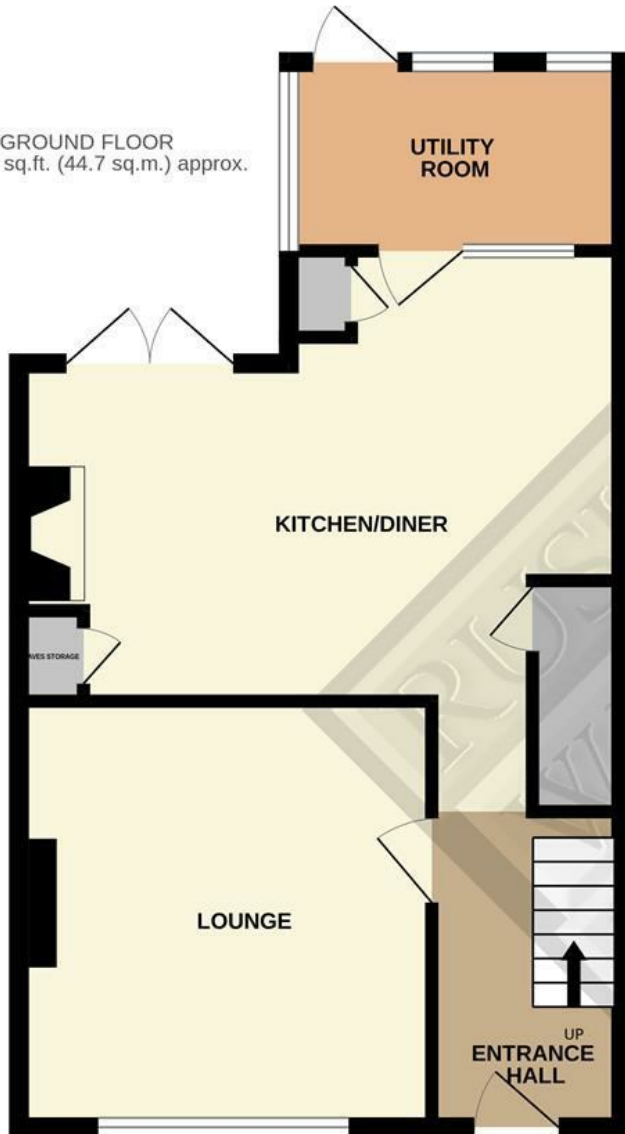
Off road parking on brick paved driveway.

**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  
481 sq.ft. (44.7 sq.m.) approx.



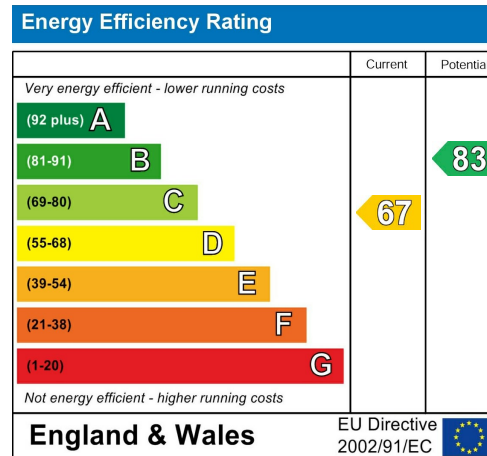
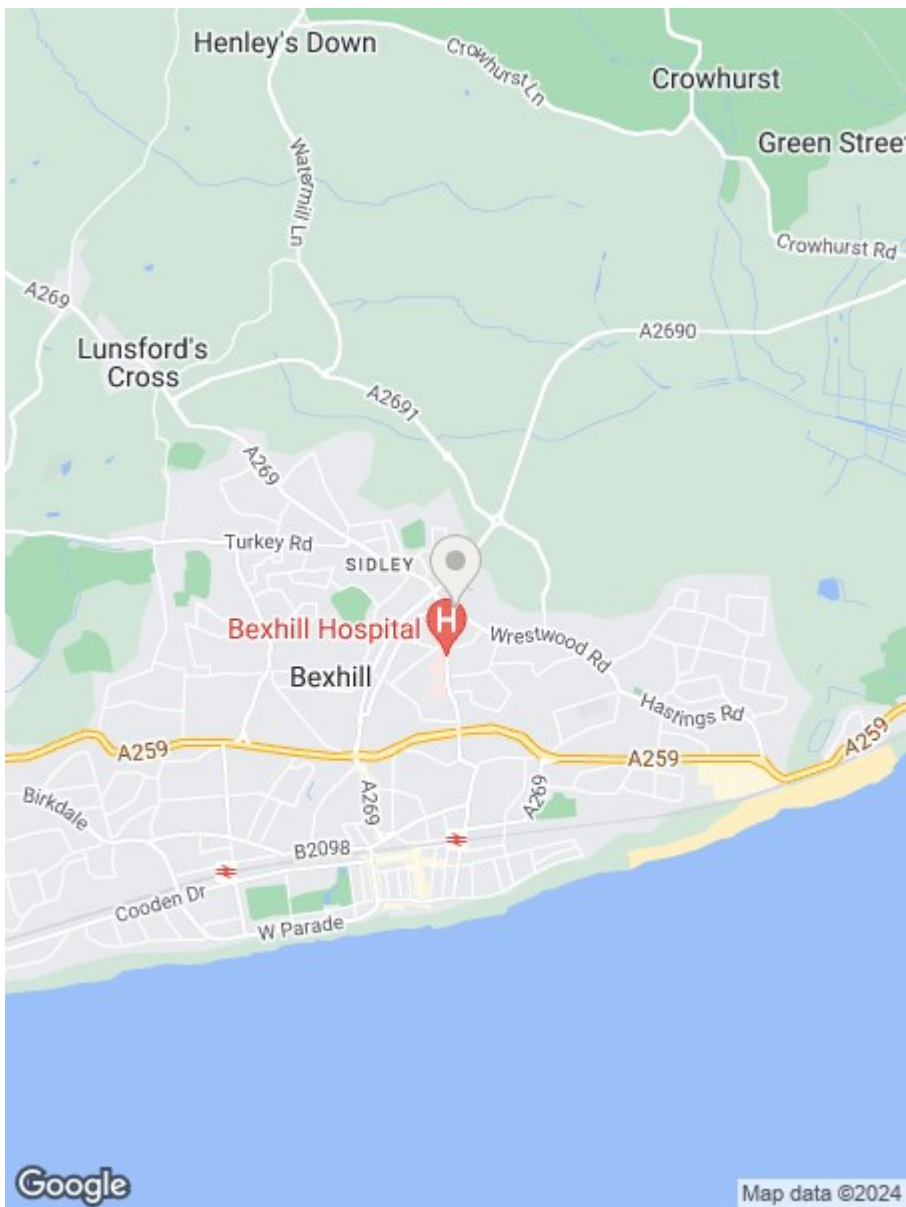
1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.1 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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