

**RUSH
WITT &
WILSON**



32 St. James Avenue, Bexhill-On-Sea, East Sussex TN40 2DW
£392,500

A beautiful three bedroom semi-detached house with stunning kitchen/ dining room, downstairs cloakroom, gas central heating system, double glazed windows and doors, bright and spacious, quiet leafy location, detached garage, private front & landscaped rear garden with brick built workshop, viewing comes highly recommended by RWW sole agents.



Entrance Porch

Windows to the front and side elevations with tiled floor, entrance door to the side.

Entrance Hallway

Double radiator, under-stairs storage cupboard.

Cloakroom

Modern suite comprising wc with low level flush, wash hand basin, heated towel rail, half height wall tiling, obscure glass window to the side elevation.

Living Room

13'6 x 12'10 (4.11m x 3.91m)

Bay window to the front elevation, double radiator, beautiful Edwardian style cast iron fireplace with ornate surround, alcove shelving.

Kitchen/Breakfast Room

19'9 x 11'5 (6.02m x 3.48m)

Patio doors lead onto the rear garden, window to rear, vertical radiator, area for table and chairs, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer stainless sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, space for cooker, extractor canopy and light, space for fridge/freezer, tiled splashbacks, led lighting.

First Floor Landing

Window to the side elevation, access to roof space.

Bedroom One

10'3 x 12'8 (3.12m x 3.86m)

Bay window to the front elevation, roll top radiator, fitted wardrobe cupboards with sliding doors and mirror.

Bedroom Two

12'7 x 11'7 (3.84m x 3.53m)

Window to the rear elevation, double radiator.

Bedroom Three

7'8 x 7'5 (2.34m x 2.26m)

Window to the front elevation, double radiator.

Bathroom

Full suite comprising panelled bath, walk in shower cubicle with chrome controls and chrome showerhead and sliding doors, pedestal mounted wash hand basin, wc with low level

flush, chrome heated towel rail, tiled walls, obscured glass windows to both the side and rear elevations.

Outside**Front Garden**

Mainly laid to lawn with some shrubbery, off road parking is available on the driveway.

Rear Garden

Mainly laid to lawn, beautifully landscaped with patio area, picket fencing, summerhouse, pergola with secluded seating area with bamboo screen, additional shed, brick built workshop, decked area to the rear of the garden, all enclosed with fencing to all sides with mature, shrubs, plants and trees of various kinds, timber framed bin store, outside lighting.

Detached Garage

With up and over door.

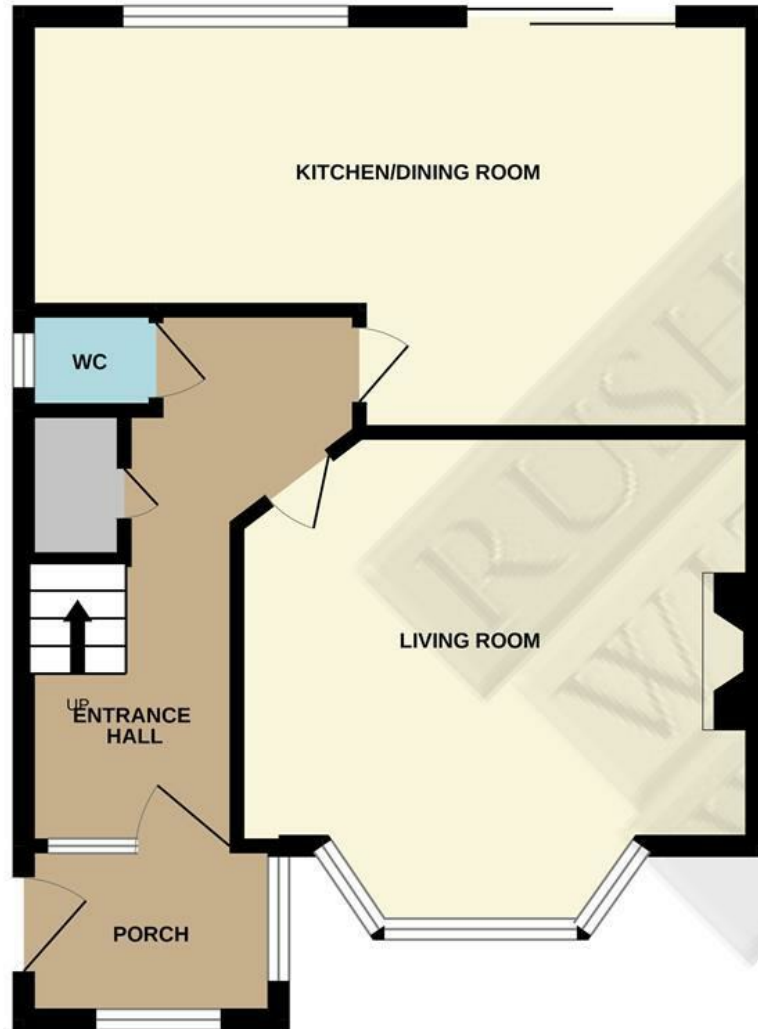
Agents Note

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.

Council Tax Band C.



GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



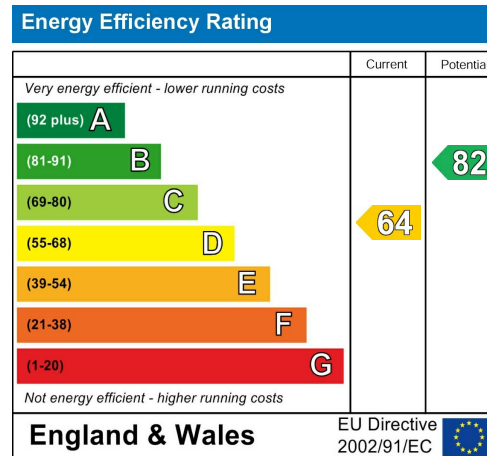
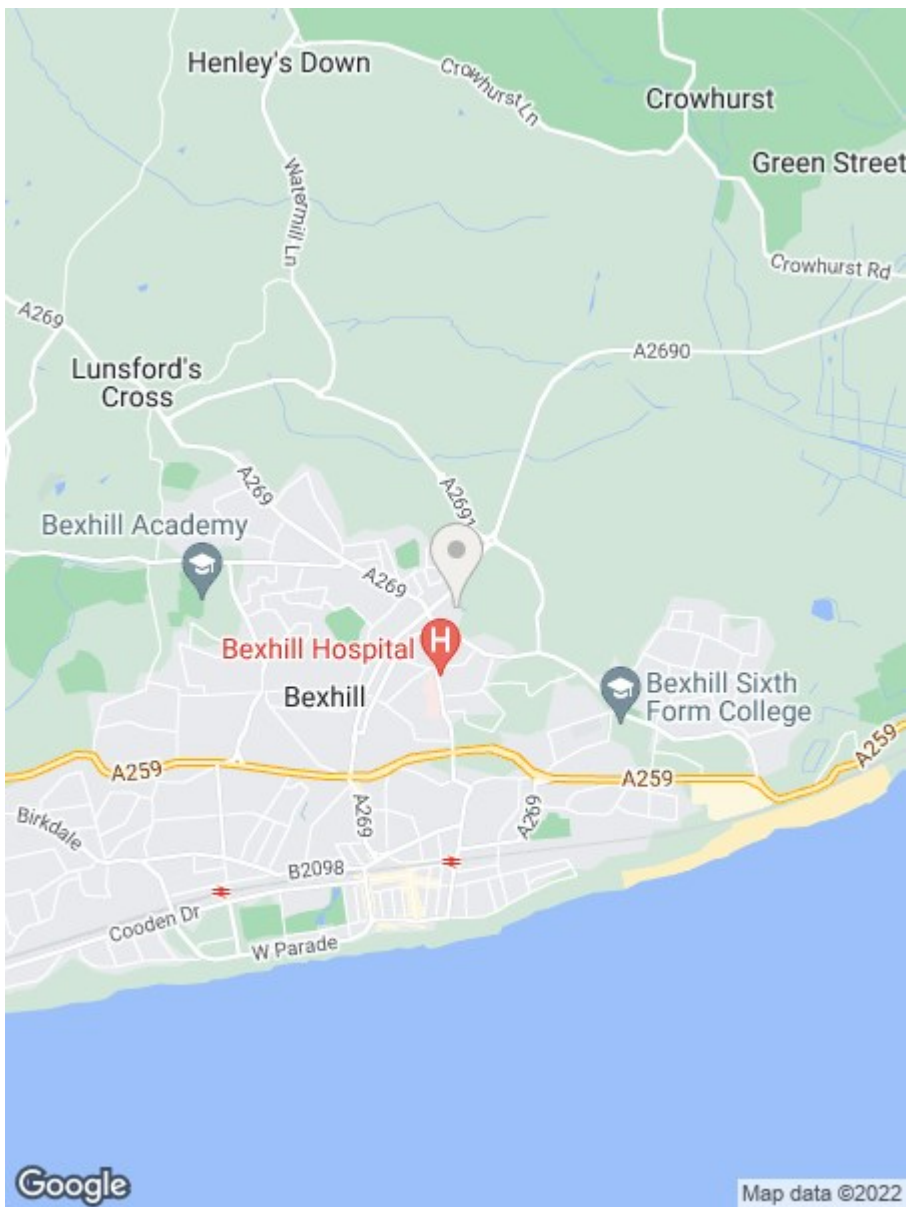
1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.4 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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