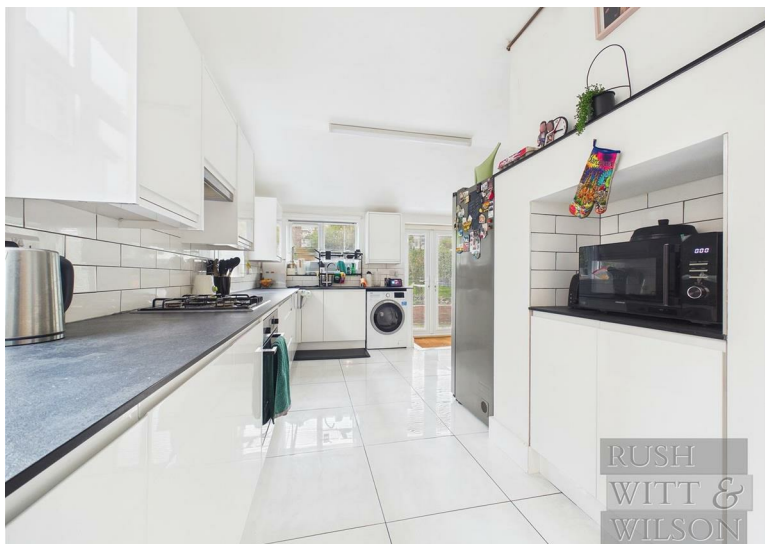


**RUSH
WITT &
WILSON**



**50 Turkey Road, Bexhill-On-Sea, East Sussex TN39 5HE
Offers In Excess Of £399,000 Freehold**

A stunning three bedroom detached family house, gas central heating system, double glazed windows and doors, beautiful bespoke fitted kitchen/breakfast room, large dual aspect living/dinning room, off road parking, extensive private front and rear gardens, viewing comes recommended by RWW Bexhill Sole Agents.



Entrance Hallway

Oak flooring, double radiator, under stairs storage cupboard.

Cloakroom/WC

Wc with low level flush, wall mounted wash hand basin with splashback, obscure glass window to the side elevation.

Kitchen

18'9 x 18'9 (5.72m x 5.72m)

Windows to both the rear and side elevations, bespoke modern kitchen comprising a range of base and wall units with high gloss white finish base and wall units with straight edge worktops, single drainer composite sink unit with mixer tap, plumbing for washing machine, built in oven and grill with gas hob, extractor canopy and light, space for American style fridge/freezer, walk in pantry cupboard with gas central heating and domestic hot water boiler, ceramic floor tiling, French doors lead out onto the rear garden.

Living/Dining Room

38'5" x 11'1" (11.73 x 3.4)

Double radiator, window to the front elevation, oak flooring.

First Floor

Landing

Obscured glass window to the side elevation, access to roof space, doors off to the following:

Bedroom One

11'2 x 11'3 (3.40m x 3.43m)

Window to the rear elevation, double radiator.

Bedroom Two

11'9 x 11'8 (3.58m x 3.56m)

Window to the front elevation, double radiator, oak flooring.

Bedroom Three

8'5 x 7'5 (2.57m x 2.26m)

Window to the front elevation, double radiator, oak flooring.

Bathroom

Modern suite comprising w/c low level flush, panelled bath with shower over bath, mixer tap, vanity unit with wash hand basin, window to rear elevation.

Outside

Front Garden

Designed with off road parking in mind, enclosed with hedging to both sides with wrought iron gate, pathway to front entrance and side access, off road parking available on the hardstanding.

Rear Garden

Extensive in size, mainly laid to lawn, enclosed with hedging to the side and rear of the property, rockery feature.

Agents Note

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

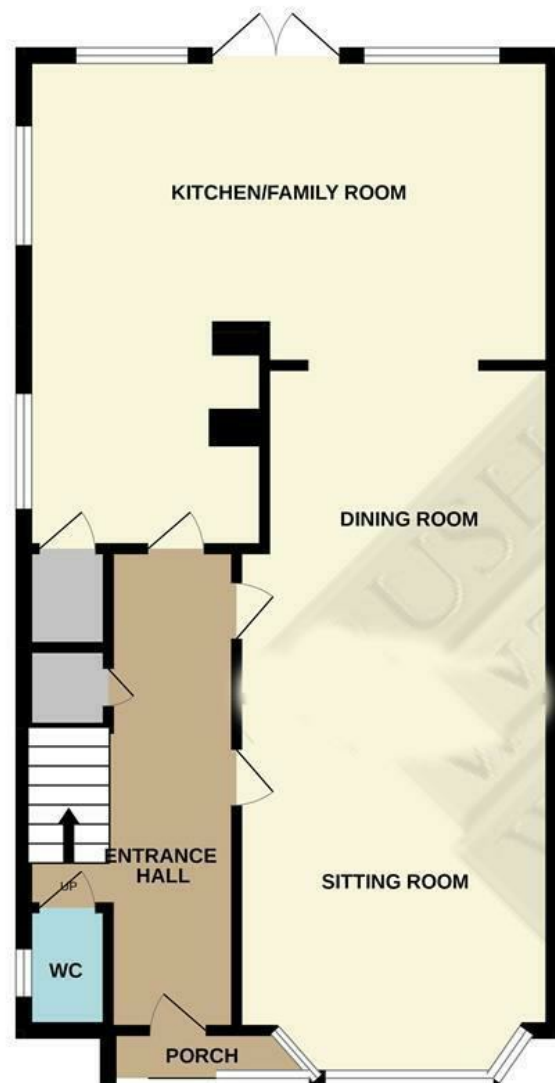
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.5 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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