

**RUSH  
WITT &  
WILSON**



**69 Reginald Road, Bexhill-On-Sea, East Sussex TN39 3PQ  
£275,000**

**A three bedroom mid terrace, spacious Victorian house, two receptions rooms, kitchen/ breakfast room, gas central heating system, double glazed windows and doors, private front & westerly facing rear garden, vacant possession, in need of refurbishment. Viewing comes highly recommended by RWW sole agents.**



**Entrance Hall**

With entrance door, double radiator, single radiator, under stair storage cupboard

**Living Room**

14'7" x 11'5" (4.45 x 3.49)

Bay window to front elevation, single radiator, Victorian style fire place, double radiator, window to the rear.

**Dining Room****Kitchen/ Breakfast Room**

15'8" x 9'8" (4.79 x 2.95)

Window to rear elevation, door to side, single radiator, fitted kitchen with a range of wall and base level units, single drainer sink with mixer tap, gas hob, extractor canopy and light, oven and grill, plumbing for washing machine.

**First Floor Landing**

Access to roof space, single radiator, built in cupboard and shelf

**Bedroom One**

15'5" x 13'11" (4.72 x 4.25)

Bay window to the front, double radiator, built in wardrobe cupboards, exposed brick, overhead storage cupboards.

**Bedroom Two**

9'2" x 11'9" (2.80 x 3.59)

Single radiator, window to rear elevation.

**Bedroom Three**

10'2" x 10'5" (3.1 x 3.20)

Double radiator, window to rear elevation, built in airing cupboard

**Bathroom**

Suite comprising w/c low level flush, peddle stall mounted wash hand basin, panelled bath with hand shower attachment, double radiator, obscured glass window to side elevation.

**Outside****Front Garden**

Mainly used for wheelie bin storage.

**Rear Garden**

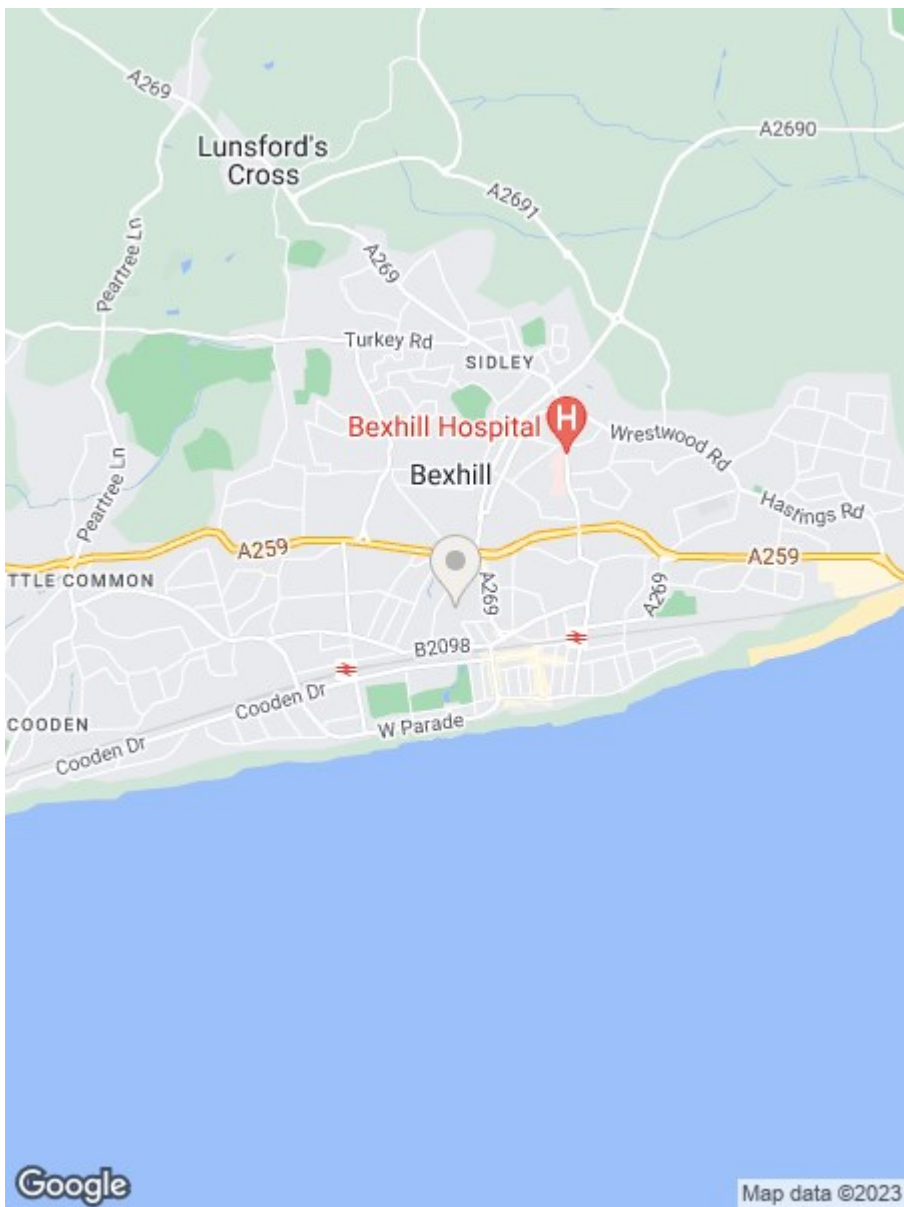
West facing, mainly patioed for low maintenance, enclosed with retaining walls, rear access is available.

**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>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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Lettings & Property Management**



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