

**RUSH
WITT &
WILSON**



**16 Richmond Avenue, Bexhill-On-Sea, East Sussex TN39 3EG
£550,000**

A most spacious three double bedroom chalet bungalow situated in the beautiful Richmond Avenue part of Bexhill within close proximity to the stunning Bexhill seafront and promenade yet within easy reach of the shops and mainline railway station to London. The property is being sold with no chain. The accommodation comprises two reception rooms and sun room, kitchen/breakfast room, two large double bedrooms on the ground floor with bathroom, cloak room to the first floor with bedroom and bathroom with fantastic potential to create additional bedrooms. Features include gas central heating system, double glazed windows and doors, private front and westerly facing rear garden, off road parking, garage. Viewing comes highly recommended by Rush Witt & Wilson. The property is in need of some improvement and updating.



Entrance Lobby

With windows to either side elevations and entrance door.

Hallway

Single radiator, two large built-in storage cupboards, parquet flooring.

Cloakroom

W.c with low level flush, window to front elevation, wash hand basin, radiator.

Living Room

21'1 x 12'3 (6.43m x 3.73m)

Windows overlook the rear and side elevations overlooking patio, two double radiators, parquet flooring, fireplace.

Dining Room

12'4 x 8'6 (3.76m x 2.59m)

Windows to front elevation, double radiator, parquet flooring.

Kitchen/Breakfast Room

12'6 x 10'8 (3.81m x 3.25m)

Window to front elevation. Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer stainless steel sink unit with mixer tap, gas hob with extractor canopy and light, double oven and grill, space for fridge and freezer, plumbing for washing machine, double radiator, wall mounted Worcester boiler, larder cupboard, door to side.

Side Lobby

Three separate storage cupboards, utility room conversion potential, double radiator, leads to sun room.

Sun Room

11'1 x 10'5 (3.38m x 3.18m)

Double radiator, windows overlooking the rear elevation with door leading to rear garden.

Bedroom One

15'5 x 11'2 (4.70m x 3.40m)

Window to rear elevation, single radiator, built-in wardrobe cupboard.

Bedroom Two

15'8 x 11'10 (4.78m x 3.61m)

Window to rear elevation, single radiator, built-in wardrobe cupboards.

Bathroom

Suite comprising panelled bath, w.c. with low level flush, pedestal wash hand basin, radiator, obscure glass window to front elevation, tiled walls.

Inner Hallway

Door to garage.,

Stairs leading up to first floor, radiator, window to side.

First Floor Landing

Access to large loft room with velux window, double radiator, power and light - perfect for easy conversion into additional bedroom if required.

Radiator, built-in storage cupboards and additional storage access.

Bedroom Three

16'2 x 10'10 (4.93m x 3.30m)

Double radiator, window to rear elevation, westerly aspect, cupboards with book shelving.

Bathroom

Bathroom suite comprising panelled bath and shower attachment, pedestal wash hand basin, w.c. with low level flush, bidet, tiled walls, obscure glass window to front elevation, single radiator.

Outside**Front Garden**

Mainly laid to lawn with beautiful roses, shrubs, plants all being mature and enclosed to one side with fencing and patio pathways lead to the side of the property to the front entrance.

Rear Garden

Westerly facing and mainly laid to lawn and well stocked shrub and flower beds, mature and established, fencing encloses the garden to all sides, outside water tap, timber framed shed and summer house, pathway to additional patio areas for alfresco dining.

Agents Note

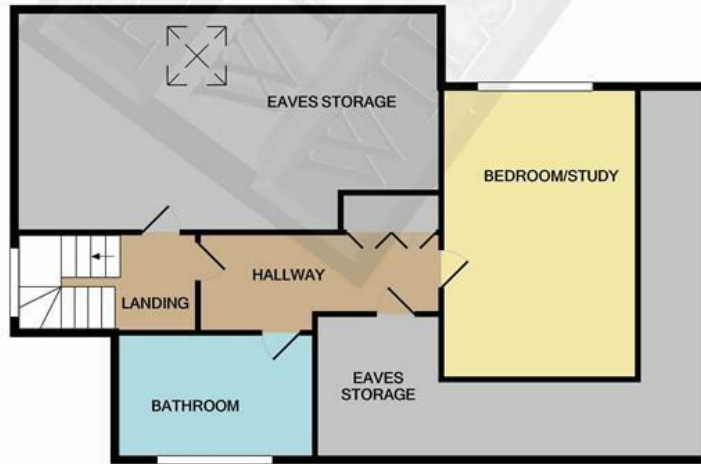
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are

approximate and should not be relied upon for any other purpose.





GROUND FLOOR
APPROX. FLOOR
AREA 1452 SQ.FT.
(134.9 SQ.M.)

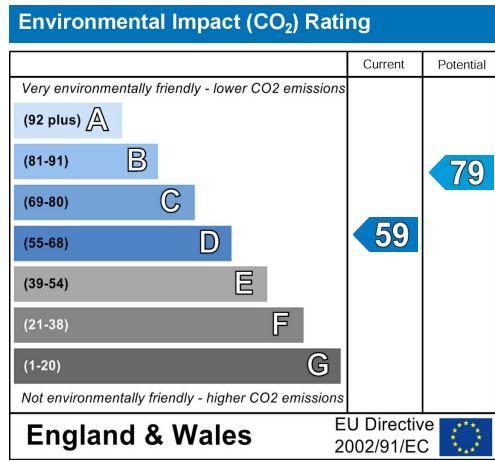
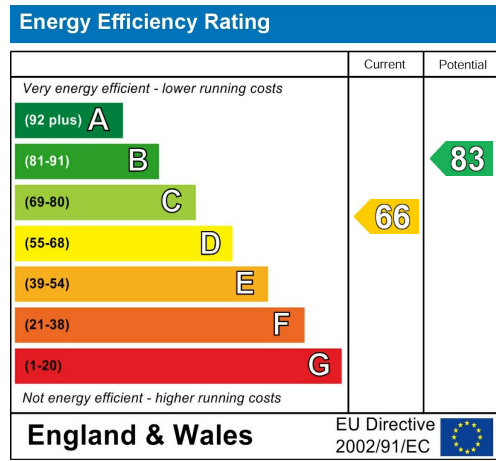


1ST FLOOR
APPROX. FLOOR
AREA 878 SQ.FT.
(81.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2330 SQ.FT. (216.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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