

**RUSH
WITT &
WILSON**



**14 Crowmere Avenue, Bexhill-On-Sea, East Sussex TN40 2BA
£279,000**

A beautiful 1930's semi-detached house with two double bedrooms, presented to an exceptional standard, beautiful kitchen/breakfast room, modern bathroom suite and downstairs cloakroom, gas central heating system, double glazed windows and doors, beautiful private front and rear gardens, situated in the stunning Chantry area of Bexhill. Viewing comes highly recommended by Rust Witt & Wilson, Sole Agents.



Entrance Hallway

Entrance door, window to front elevation, double radiator, large under-stairs storage cupboard, further door to side.

Cloakroom

WC with low level flush, wall mounted wash hand basin, mosaic splash-backs, obscure glass window to the rear elevation, chrome heated towel rail.

Utility Room

Window to the rear elevation, space for fridge/freezer, space for washing machine, tiled floor.

Living Room

13'4 x 13'2 (4.06m x 4.01m)

Bay window to front elevation, double radiator, tiled fireplace with ornamental surround and mantle.

Kitchen/Breakfast Room

13'2 x 12'2 (4.01m x 3.71m)

Window to rear elevation, double radiator. Modern fitted kitchen comprising a range of base and wall units with laminate straight edge work tops, single drainer stainless steel sink unit with mixer tap, gas hob, double oven and grill beneath, integrated fridge, tiled splash-backs, large area for table and chairs.

First Floor Landing

Window to side elevation access to roof space.

Bedroom One

15'9 x 10'2 (4.80m x 3.10m)

Window to front elevation, double radiator, tiled fireplace with mantle, built-in wardrobe cupboard.

Bedroom Two

10'2 x 9'10 (3.10m x 3.00m)

Window to rear elevation, double radiator.

Bathroom

Modern suite comprising shower/bath with controls and chrome shower head with shower screen, w.c. with low level flush, pedestal wash hand basin with travertine style splash-backs, chrome heated towel rail, obscure glass window overlooks the rear elevation.

Outside**Front Garden**

Mainly laid to lawn with a whole host of mature shrubbery and plants and herbaceous plants that enclose the garden with pleasant outlook. Enclose with fencing to all side with side access via a gate.

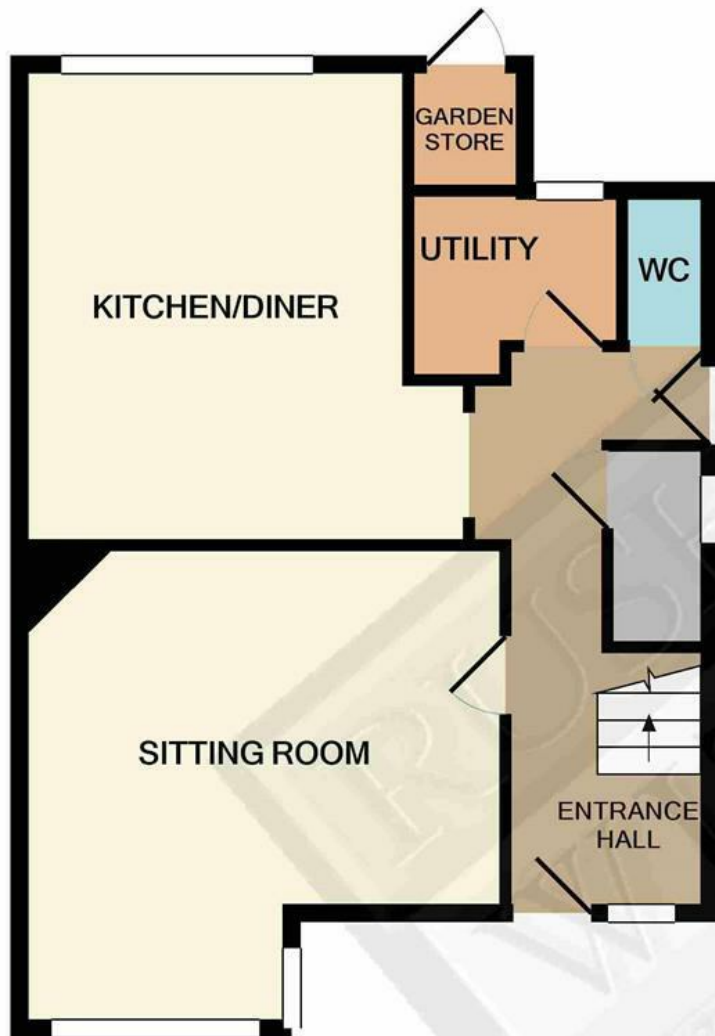
Rear Garden

Beautifully established with mature shrubbery, plants and small trees of various kinds offering privacy and seclusion, patio area for alfresco dining, large timber framed shed, opening to second garden area which is mainly laid to lawn with two decked areas for alfresco dining, all enclosed with fencing to all sides with a beautiful pergola with a growing vine offering shade during the height of the summer.

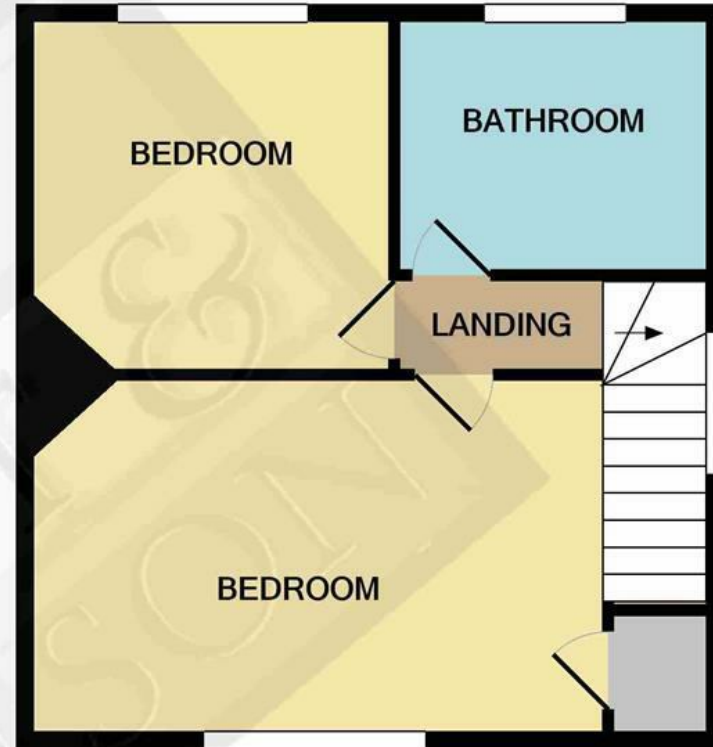
Agents Note

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.





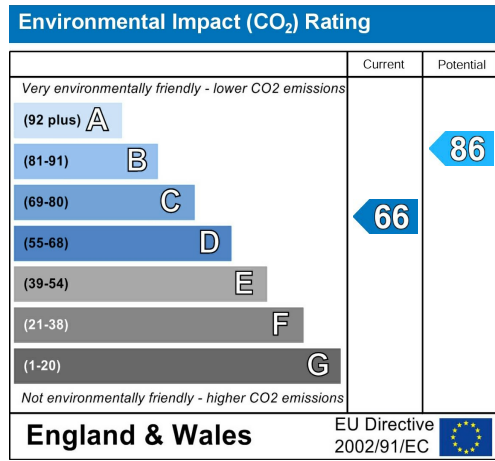
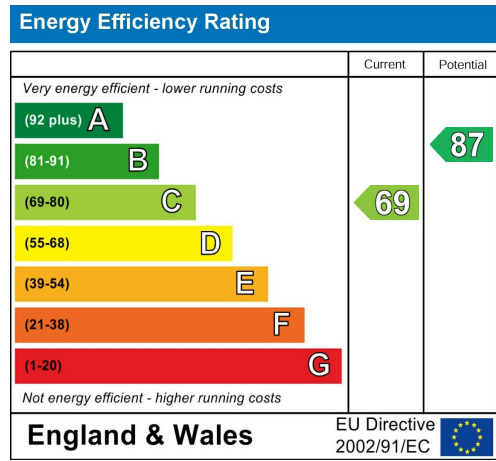
GROUND FLOOR
APPROX. FLOOR
AREA 430 SQ.FT.
(40.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 361 SQ.FT.
(33.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 791 SQ.FT. (73.5 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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