

**RUSH  
WITT &  
WILSON**



**70 Amherst Road, Bexhill-On-Sea, East Sussex TN40 1QW  
£329,500**

**A three bedroom semi detached house, bright and spacious, two reception rooms, gas central heating system, double glazed windows and doors, modern kitchen and bathroom, maintaining many original features and character throughout, conveniently situated within walking distance of Bexhill town centre, mainline railway station, seafront and shops, private front and extensive rear garden, viewing comes highly recommended by RWW sole agents.**



**Entrance Porch**

With entrance door, windows to both front and side elevations, tiled floor.

**Entrance Hallway**

With double radiator, wood laminate flooring.

**Living Room**

14'1 x 15' (4.29m x 4.57m)

Bay window overlooking the front elevation, double radiator, open fireplace with tiled hearth and surround.

**Dining Room**

11'4 x 12'9 (3.45m x 3.89m)

Patio doors lead onto the rear garden, double radiator, original tiled fireplace with hardwood mantel and surround.

**Kitchen**

13'8 x 10'4 (4.17m x 3.15m)

Modern fitted kitchen comprising a range of high gloss finish base and wall units, straight edge laminate worktop, one and half bowl single sink unit with mixer tap, plumbing for washing machine, plumbing for dishwasher, integrated double oven with grill, gas hob with extractor canopy and light, under stairs storage cupboard, double radiator, built in fridge and freezer, tiled splashbacks, door leading to the side of property.

**First Floor Landing**

Window to the side elevation, access to roof space.

**Bedroom One**

15'2 x 14' (4.62m x 4.27m)

Bay window to the front elevation, double radiator, original cast iron fireplace.

**Bedroom Two**

12'9 x 10'3 (3.89m x 3.12m)

Window overlooks the rear elevation, double radiator, built in wardrobe cupboards.

**Bedroom Three**

7'10 x 8'10 (2.39m x 2.69m)

Window to the front elevation, fitted sliding door wardrobe cupboard.

**Bathroom**

Full suite comprising panelled bath with hand shower

attachment, walk in shower cubicle with wall mounted electric shower unit and controls and shower head, wc with low level flush, pedestal wash hand basin, double radiator, half height wall tiling, obscure glass window to the rear elevation.

**Outside****Front Garden**

Mainly laid to lawn with steps up to entrance porchway, door to covered sideway.

**Lean To Conservatory**

Located at the side of the property, ideal for storage, door to either end, windows to the side elevation.

**Rear Garden**

Extensive in size, mainly laid to lawn, patio area for alfresco dining, beautiful rockery areas, outside tap, all enclosed with fencing to both sides, summer house to the rear of the garden.

**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 CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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