

**RUSH
WITT &
WILSON**



27 Salisbury Road, Bexhill-On-Sea, East Sussex TN40 2AD
£275,000

A well presented terrace house situated in a popular residential location of Bexhill. Offering bright and spacious accommodation throughout the property comprises living/dining room, modern fitted kitchen/breakfast room, downstairs bathroom, three double bedrooms with an additional shower room, other internal benefits include gas central heating to radiators, double glazed windows and doors throughout. Externally the property boasts a private rear garden. Viewings come highly recommended by Rush Witt & Wilson Sole Agents.



Porch

Entrance door leading through to:

Entrance Hallway

Radiator, stairs rising to the first floor, doors off to the following:

Living Area

13'3 x 11'5 (4.04m x 3.48m)

Dual aspect with double glazed windows to the front elevation, radiator, feature fireplace with brick surround.

Dining Area

13'2 x 9'3 (4.01m x 2.82m)

Double glazed French doors with views and access onto the rear garden, radiator.

Kitchen/Breakfast Room

14'9 x 10'3 (4.50m x 3.12m)

A modern fitted kitchen with a range of matching wall and base mounted units, straight edge wood worksurface, one and a half bowl sink with side drainer, space for free standing cooker, space for freestanding fridge/freezer, space and plumbing for washing machine, double radiator, exposed wood flooring, dual aspect with windows to the side and rear elevations, obscure glazed door with access onto the rear garden.

Bathroom

A modern suite comprising low level wc, pedestal wash hand basin, panel enclosed bath with chrome controls with additional chrome hand shower attachment, obscure double glazed window to the rear elevation, obscure glazed door with access onto the rear garden.

First Floor

Landing

Access to loft space, storage cupboard, doors off to the following:

Bedroom Three

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

Double glazed windows to the rear elevation.

Bedroom Two

13'3 x 9'5 (4.04m x 2.87m)

Double glazed windows to the rear elevation, radiator.

Bedroom One

15'3 x 13'1 (4.65m x 3.99m)

Two sets of double glazed windows to the front elevation, double radiator.

Shower Room

A modern suite comprising low level wc, vanity unit with wash hand basin, large walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome shower head, additional rain/shower head, chrome heated towel rail, tiled walls, two sets of obscure double glazed windows to the side elevation.

Outside

Rear Garden

A private rear garden comes laid to lawn with a patio area suitable alfresco dining, flower beds, rear access is available, enclosed to all sides offering privacy and seclusion.

Agents Note

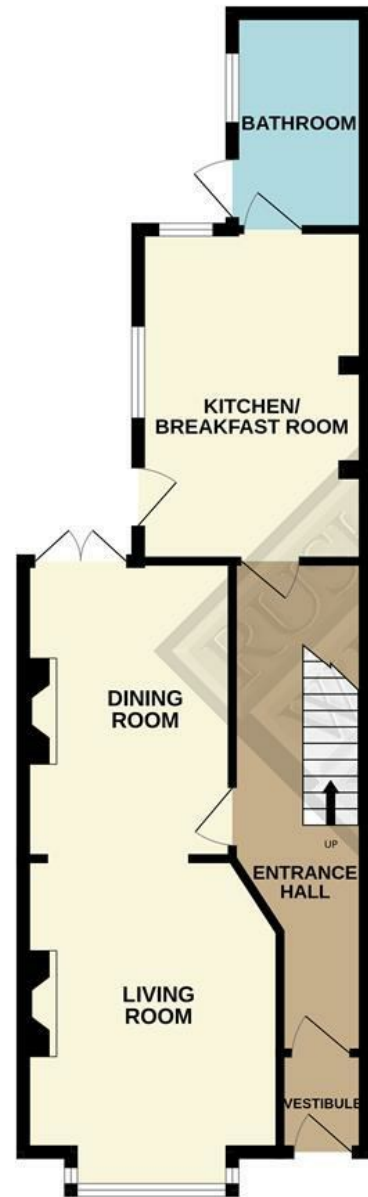
None of the services or appliances mentioned in these sale particulars have been tested.

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.

Council Tax Band – B



GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.

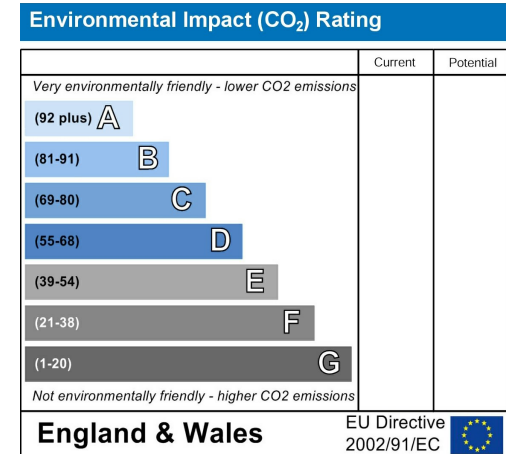
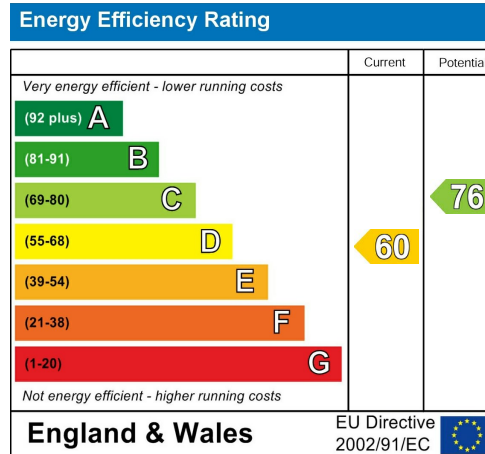
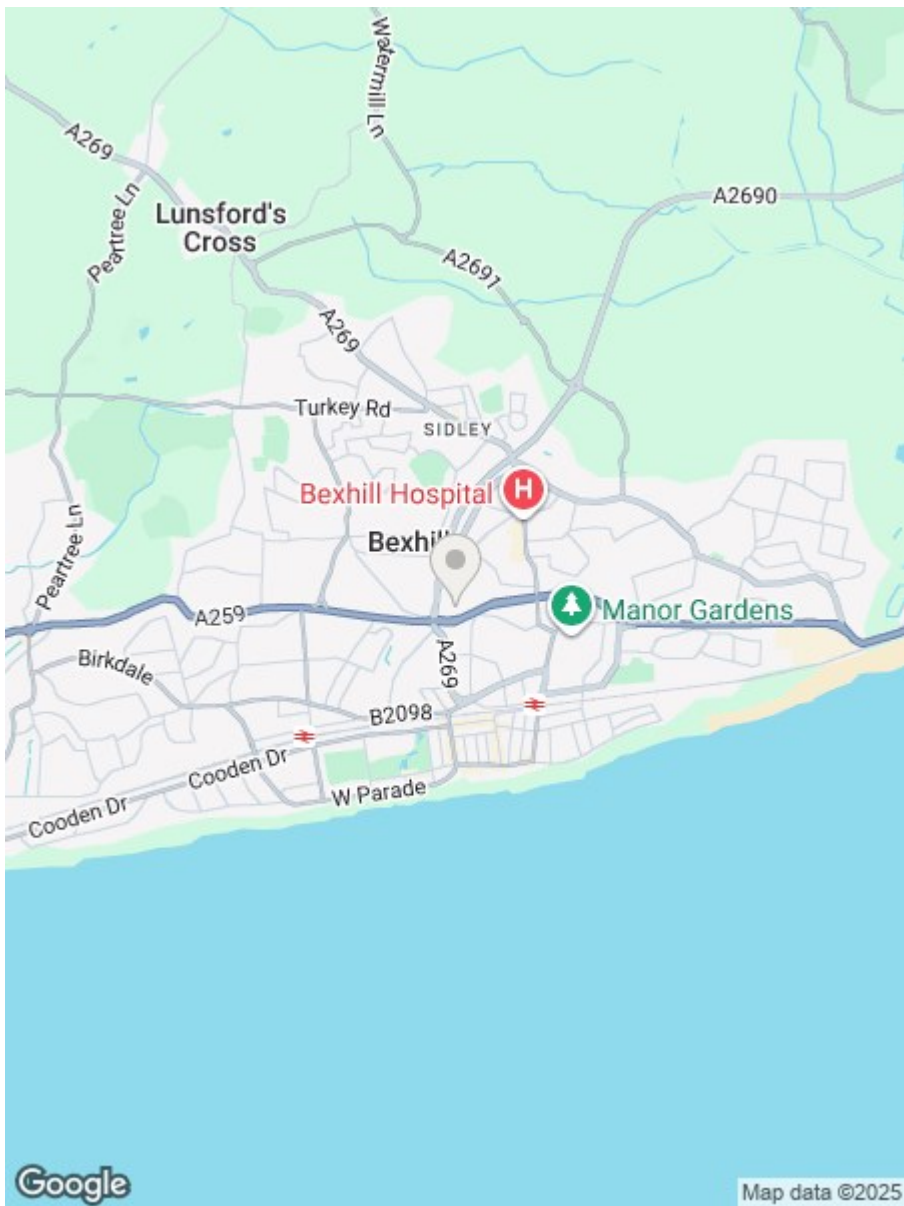


1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 1084 sq.ft. (100.7 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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**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**