

RUSH  
WITT &  
WILSON



**66 Cornwall Road, Bexhill-On-Sea, East Sussex TN39 3JW**  
**Offers In The Region Of £387,000**

Beautifully presented Victorian, three bedroom terraced house, set across three floors and conveniently located in Bexhill town centre and within very close proximity to Bexhill train station and Bexhill seafront. Offering bright and spacious accommodation throughout the property comprises a bay fronted living room, separate dining room and an additional reception room, extended kitchen/breakfast room, three double bedrooms, family shower room and separate cloakroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts private low maintenance rear garden. Viewing comes highly recommended by Rush Witt & Wilson, Sole agents.



**Entrance Porch**

Entrance door leading to:

**Entrance Hallway**

Radiator, stairs leading to the first floor, large understairs storage space.

**Living Room**

13'8 x 11'9 (4.17m x 3.58m)

Double glazed bay window to the front elevation, double radiator, beautiful fireplace, door leading to the dining room.

**Second Reception Room**

11'4 x 9'8 (3.45m x 2.95m)

Double glazed window to the rear elevation, radiator.

**Dining Room**

14'2 x 9'6 (4.32m x 2.90m )

Double glazed window to the side elevation, radiator

**Kitchen/Breakfast Room**

17'4 x 9'9 (5.28m x 2.97m )

Modern fitted kitchen with range of matching wall and base level units with laminate straight edge wood effect worktop surfaces, one and a half bowl sink with drainer and mixer tap, integrated electric oven and grill, four ring electric hob and extractor fan above. Space for an American style free standing fridge and freezer, space and plumbing for washing machine and tumble dryer, double glazed windows to the side elevation and double glazed glass panel sliding doors giving access onto the rear garden, radiator.

**First Floor****Landing**

Radiator, stairs leading to the third floor.

**Bedroom One**

15'2 x 13'9 (4.62m x 4.19m)

Double glazed bay window to the front elevation with an additional single double glazed window to the front.

**Bedroom Three**

11'10 x 9'8 (3.61m x 2.95m)

Double glazed window to the rear elevation, radiator.

**Family Bathroom**

Modern suite comprising wc with low level flush, vanity unit,

wash hand basin with mixer tap, panelled bath with chrome mixer tap and additional chrome hand shower attachment, large walk-in shower cubicle with wall mounted shower controls, chrome shower attachment and chrome shower head, chrome heated towel rail, storage cupboards, part tiled walls, obscured double glazed window to the rear elevation.

**Cloakroom/WC**

Suite comprising wc with low level flush, wash hand basin and mixer tap, radiator, part tiled walls, obscure double glazed window to the side elevation.

**Second Floor****Landing**

Large storage cupboard, Velux window to the rear.

**Bedroom Two**

16'11 x 14'1 (5.16m x 4.29m)

Double glazed window to the front elevation, two radiators, eaves storage space.

**Outside****Rear Garden**

Laid with pebble and is low maintenance which is perfectly suitable for alfresco dining, side passage suitable for garden store. It is 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 – C

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



GROUND FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.

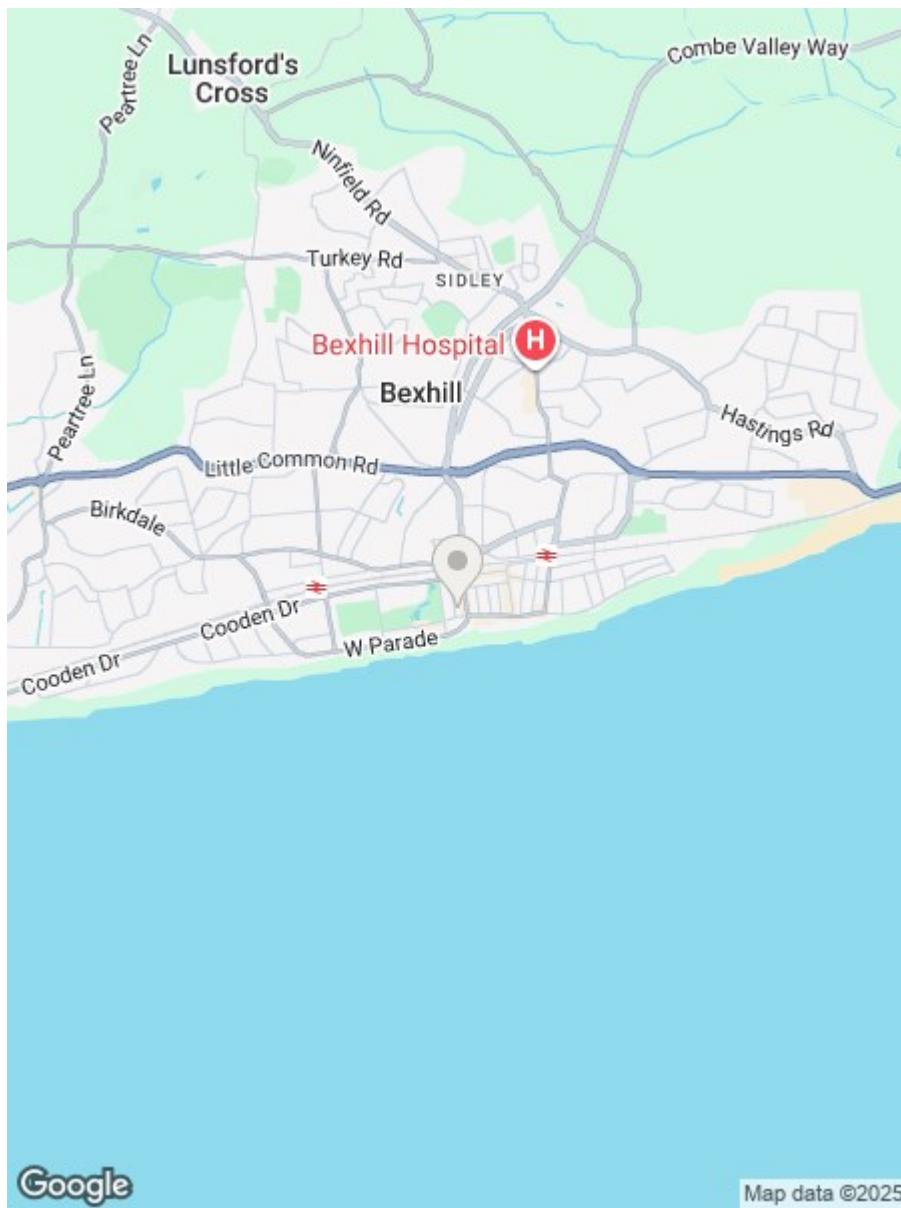


2ND FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 1411 sq.ft. (131.1 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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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	