

**RUSH  
WITT &  
WILSON**



**46 School Place, Bexhill-On-Sea, East Sussex TN40 2PX**  
**Offers In Excess Of £250,000 Freehold**



**Modern two bedroom terraced house with accommodation comprising kitchen/breakfast room, living room, two bedrooms and a bathroom. The property also has gas central heating system, double glazed windows and doors, private front and rear gardens and a garage en-bloc. Viewing is highly recommended by Rush Witt & Wilson.**



### Entrance Hallway

Entrance door.

### Living Room

18' x 11'9 (5.49m x 3.58m )

Window to the front elevation, two single radiators, understairs storage cupboard.

### Kitchen/Breakfast Room

11'10 x 9'10 (3.61m x 3.00m)

Window and door leads out and overlooks the rear elevation, fitted kitchen comprising a range of base and wall units with laminate worktops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, integrated oven and grill with electric hob, extractor canopy and light, tiled splashbacks.

### First Floor

#### Landing

Access to the roof space, single radiator, built-in storage cupboard.

#### Bedroom One

11'11 x 10'7 (3.63m x 3.23m)

Window to the front elevation with far reaching views over the sea, single radiator.

#### Bedroom Two

11'11 x 8'6 (3.63m x 2.59m )

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

### Bathroom

Suite comprising panelled bath with hand shower attachment and fixing, shower screen, curtain rail, wc with low level flush, pedestal wash hand basin, single radiator, tiled walls.

### Outside

#### Front Garden

Mainly laid to lawn with some shrubbery and pathway to the front entrance.

#### Rear Garden

Mainly laid to lawn and enclosed with fencing to all sides,

decked area and a gate to the rear giving access, flower and shrub beds with some small trees.

### Garage En-Bloc

Located to the rear of the property.

### Agents Note

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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4. VAT: The VAT position relating to the property may change without notice.

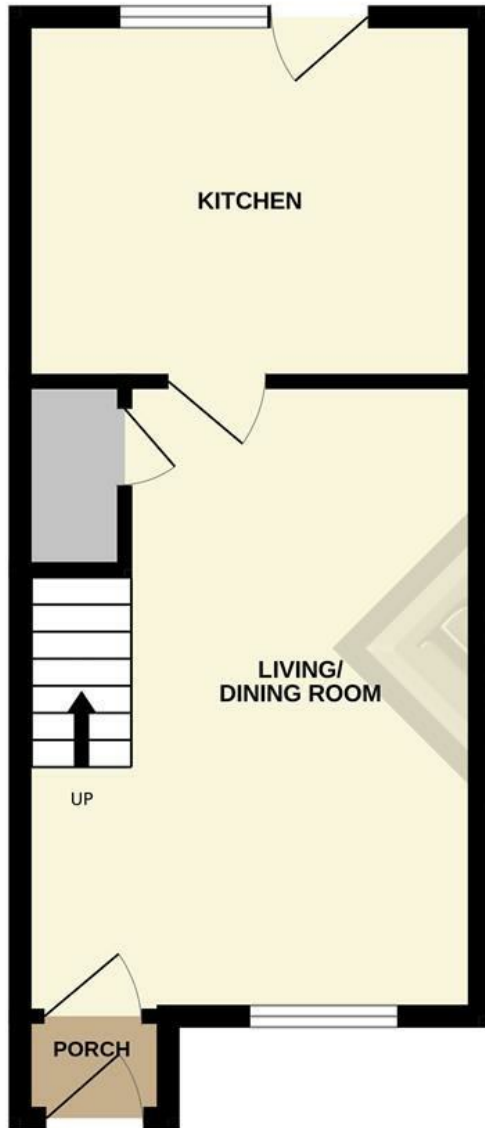
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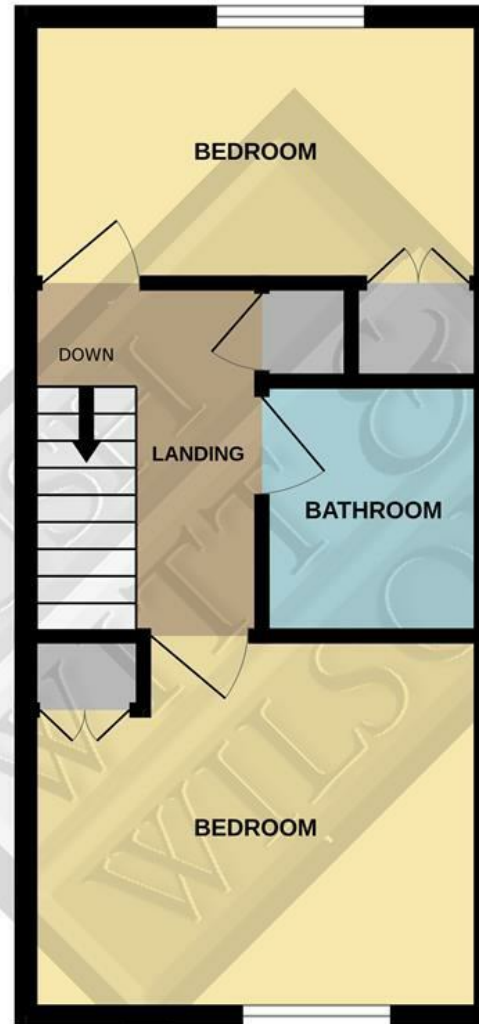




GROUND FLOOR  
314 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR  
304 sq.ft. (28.2 sq.m.) approx.



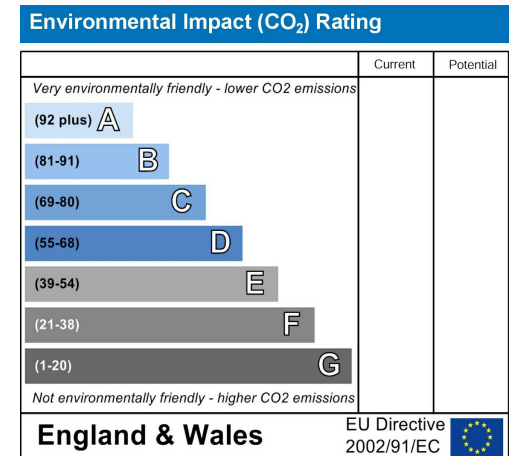
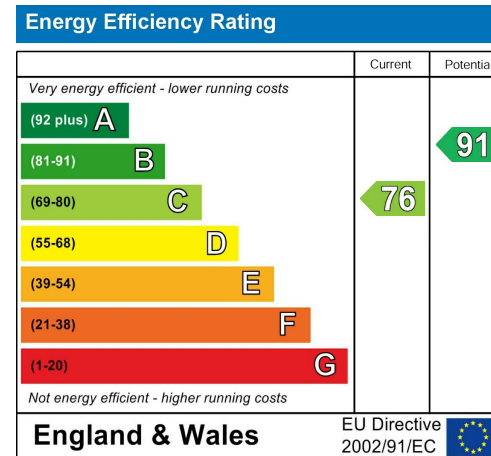
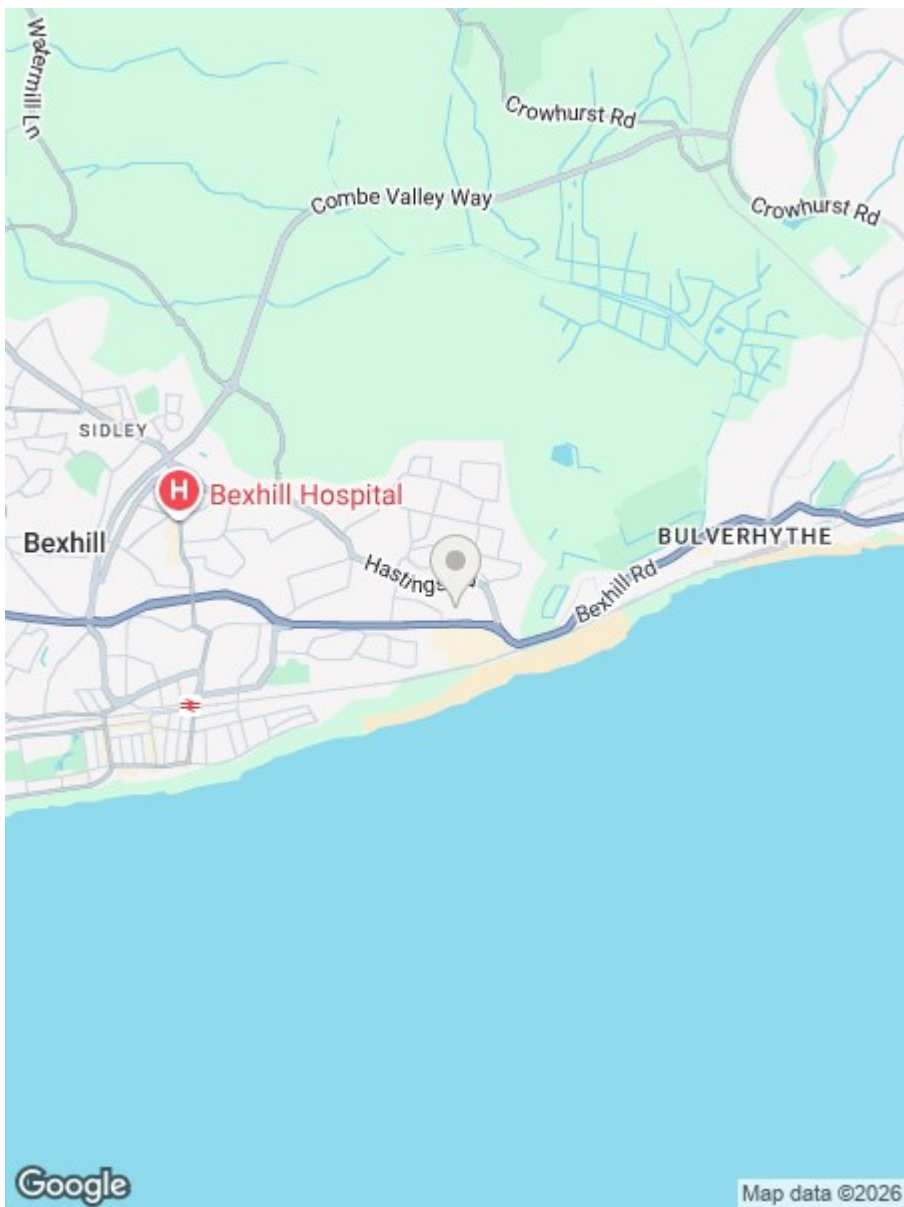
GARAGE EN BLOC  
129 sq.ft. (12.0 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.4 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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