

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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

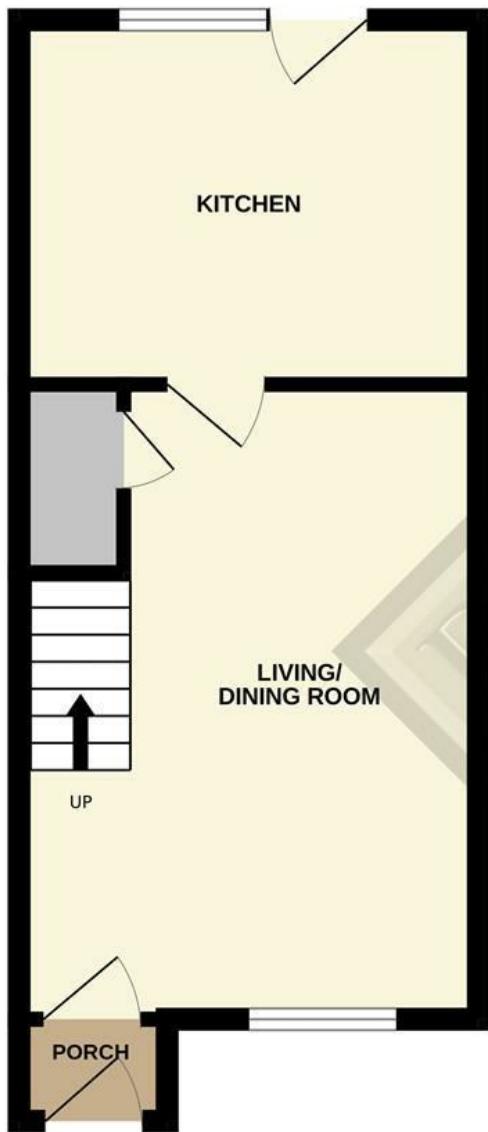
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



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



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

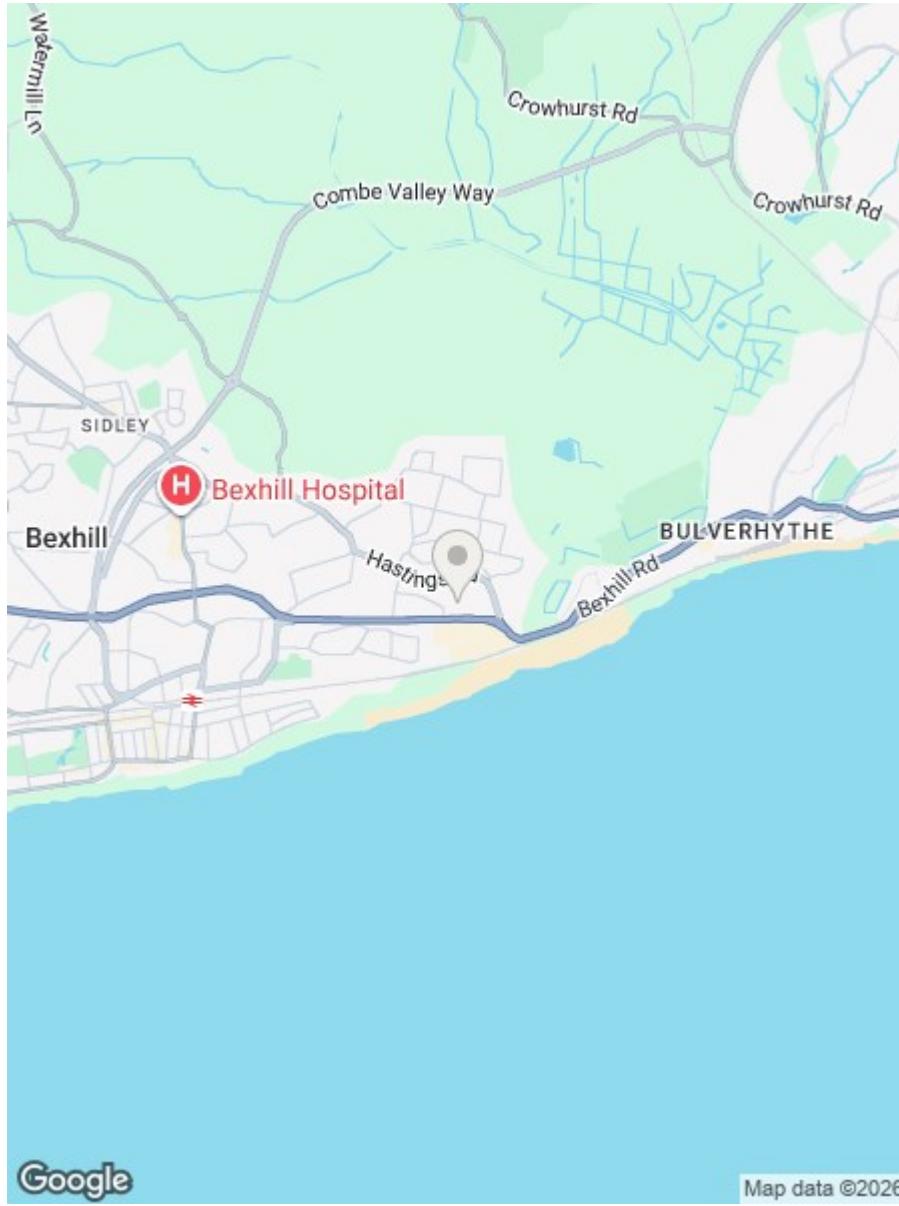


GARAGE EN BLOC
129 sq.ft. (12.0 sq.m.) approx.



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	