

**RUSH  
WITT &  
WILSON**



**22 Terminus Road, Bexhill-On-Sea, East Sussex TN39 3LR  
£539,000**

**Beautifully light and spacious circa 1920's four bedroom detached family house with three reception rooms, gas central heating system, original box sash windows, downstairs cloakroom, scullery, kitchen/breakfast room, character fireplaces, entrance porch, private front and south facing rear garden, garage, off road parking on bricked paved driveway and garage, situated in the popular location of Collington, within easy access of local shops, mainline railway station, Bexhill seafont, Egerton park and short walk to Bexhill Town centre, viewing comes highly recommended by RWW sole agents.**



### **Entrance Porch**

With entrance door, windows to the front elevation, terracotta floor tiling.

### **Entrance Hallway**

With Original hard wood entrance door, oak flooring, single radiator, under stairs storage cupboard.

### **Living Room**

16'7" x 12'6" (5.05m x 3.81m)

Bay window overlooking the rear southerly elevation, radiator, oak flooring, tiled fireplace with real flame gas coal effect fire.

### **Dining Room**

15'9" x 12'6" (4.80m x 3.81m)

Bay window to the front elevation, traditional window to side, double radiator, brick fireplace, oak flooring.

### **Study**

9'7" x 9'9" (2.92m x 2.97m)

Window to the rear elevation, door leading out to garden, single radiator, brick built fireplace, built in storage cupboards, oak flooring.

### **Inner Hallway**

### **Utility Room**

10'6" x 7'1" (3.20m x 2.16m)

Butler sink, plumbing for washing machine, door and window overlook the side elevation, wall units, laminate worktop, larder cupboard with window to the rear elevation.

### **Cloak Room**

WC with low level flush, obscured glass window over looks the rear elevation, tiled floor.

### **Lean Too Work Shop Area**

21'7" x 6'9" (6.58m x 2.06m)

Outside water tap, door to either side, timber framed construction.

### **Kitchen/Breakfast Room**

12'1" x 12'6" (3.68m x 3.81m)

Window overlooks the front elevation, bespoke kitchen comprising a range of solid wood base and wall units with wood block worktops, twin drainer single bowl stainless steel sink unit with mixer tap, plumbing for washing

machine, space for fridge, centre island with drawers and cupboards, double radiator, fitted gas hob, integrated double oven with grill, fitted dresser with shelving cupboard and drawers, tiled splashbacks, wall mounted gas central heating and domestic hot water boiler, walk in larder.

### **First Floor Landing**

Window to the front elevation, with turned staircase, access to roof space.

### **Bedroom One**

19'2" x 12'5" (5.84m x 3.78m)

Window to the rear southerly elevation, double radiator, brick built fireplace, pedestal wash hand basin with tiled splashback.

### **Bedroom Two**

12'7" x 14'1" (3.84m x 4.29m)

Window to both front and side elevations, single radiator, cast iron fireplace, fitted wardrobe cupboards.

### **Bedroom Three**

11'9" x 12'1" (3.58m x 3.68m)

Window to the front elevation, single radiator, cast iron fireplace, shelving, fitted sliding door wardrobe cupboards.

### **Bedroom Four**

10'5" x 11'2" (3.18m x 3.40m)

Window to the rear elevation, single radiator, cast iron fireplace.

### **Bathroom**

Cast iron roll top bath, wall mounted wash hand basin, walk in shower with chrome controls, chrome showerhead, obscured glass and clear glass window to the rear elevation, single radiator, built in airing cupboards.

### **Separate WC**

WC with low level flush, window to the side elevation.

### **Outside**

### **Front Garden**

Has been designed with off road parking in mind, nicely kept mature shrub and flowerbeds that are all well stocked, enclosed by fencing to either side. bricked paved off road parking on drive for several vehicles and access to garage.

### **Rear Garden**

A particular feature of the property, southerly facing rear garden that is extensive in size, mainly laid to lawn with patio areas to enjoy alfresco dining, a whole host of mature shrubbery, plants and trees of various kinds.

### **Garage**

With up and over door, personal door to rear, power and light, window to side.

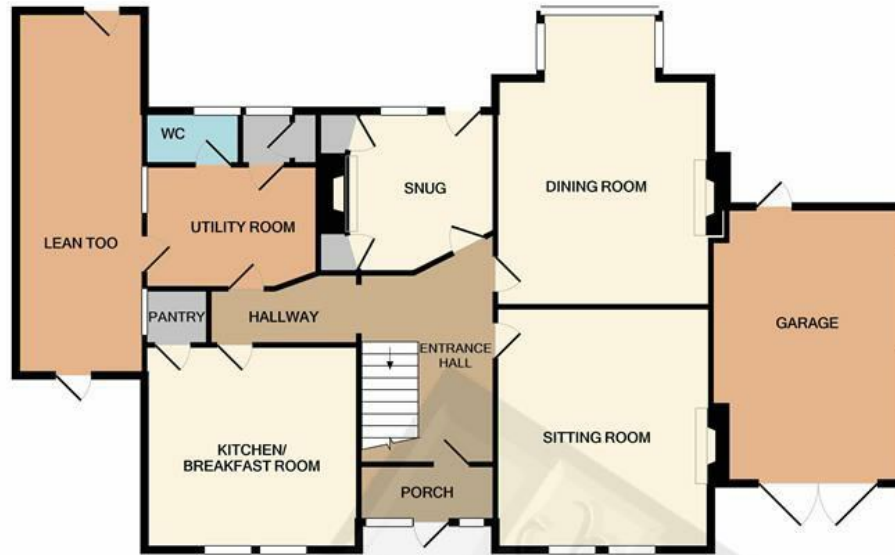
### **Bike Shed/Log Store**

additional lean too bike shed/ log store with door to front and access to the rear.

### **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.





GROUND FLOOR  
 APPROX. FLOOR  
 AREA 1225 SQ.FT.  
 (113.8 SQ.M.)

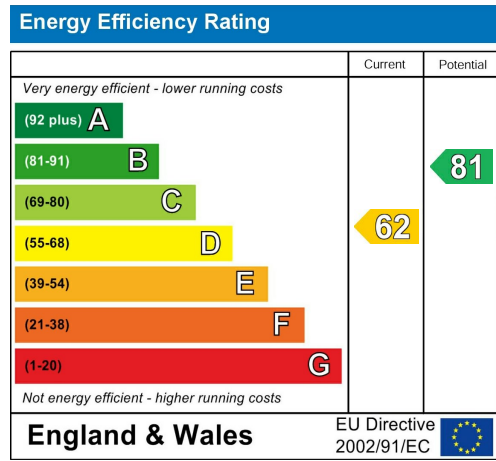
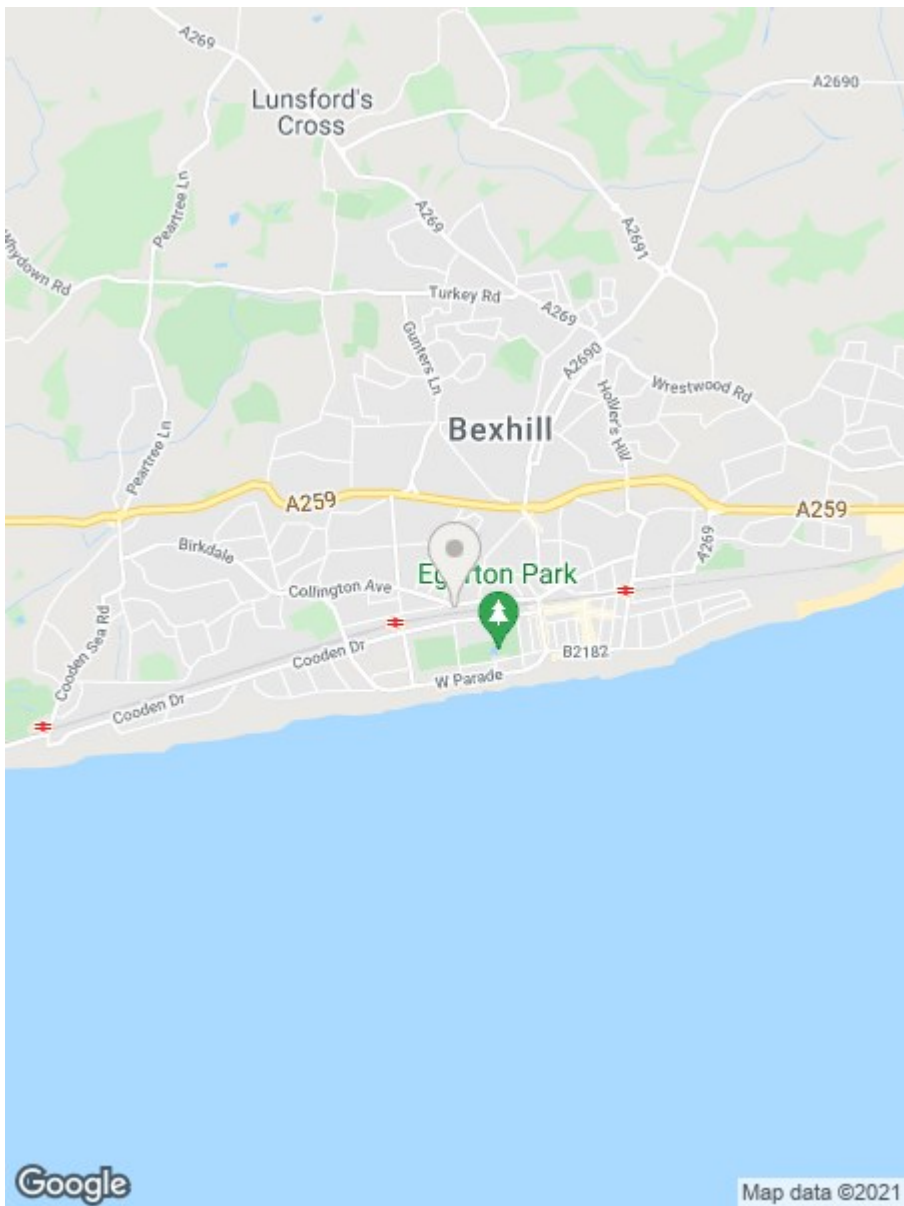


1ST FLOOR  
 APPROX. FLOOR  
 AREA 902 SQ.FT.  
 (83.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2127 SQ.FT. (197.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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