

**RUSH  
WITT &  
WILSON**



**86 Turkey Road, Bexhill-On-Sea, East Sussex TN39 5HE  
£290,000 Freehold**

**Deceptively spacious three bedroom terraced house situated in this sought after residential location of Bexhill within close proximity to local amenities. Offering bright and spacious accommodation throughout the property comprises two reception rooms, modern fitted kitchen, downstairs cloakroom, three double bedrooms and modern bathroom suite and cloakroom to bedroom. Other internal benefits include gas central heating to radiators, double glazed windows and doors throughout. Externally the property boasts off road parking and extensive private rear garden. Viewing comes highly recommended by Rush Witt & Wilson, Bexhill.**



**Entrance Porch**

Obscure glass panelled entrance door.

**Entrance Hallway**

Radiator, stairs leading to the first floor.

**Living Room**

13'11 x 10'6 (4.24m x 3.20m)

Double glazed window to the front elevation, single radiator.

**Dining Room**

14'1 x 11'9 (4.29m x 3.58m)

Double glazed window to the rear elevation, radiator, log burning stove with wood mantle above, understairs storage cupboard.

**Kitchen**

9'7 x 7'10 (2.92m x 2.39m)

Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, integrated electric oven with four ring electric hob and extractor canopy above, sink with drainer and mixer tap, space and plumbing for washing machine, space for free standing fridge and freezer, window and door to the side elevation and radiator.

**Outer Porch**

14' x 6'1 (4.27m x 1.85m)

Double glazed window and door overlooking and giving access onto the rear garden.

**Cloakroom/WC**

Suite comprising wc with low level flush, wash hand basin and mixer tap.

**First Floor****Landing**

Radiator, stairs leading to the second floor.

**Bedroom One**

13'11 x 14'4 (4.24m x 4.37m)

Double glazed window to the front elevation, built-in wardrobe cupboards with sliding doors, hanging space and shelving, radiator.

**Bedroom Three**

9'5 x 9'1 (2.87m x 2.77m)

Double glazed window to the rear elevation, radiator, built-in wardrobe cupboards.

**Bathroom Suite**

Modern bathroom suite comprising wc with low level flush, pedestal mounted wash hand basin with hot and cold tap, claw foot bath with chrome taps, additional chrome hand shower attachment. Walk-in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome shower head, double radiator, large linen cupboard.

**Second Floor****Landing****Bedroom Two**

12'11 x 10'10 (3.94m x 3.30m)

Double glazed window to the front elevation, radiator and stunning distant rooftop views across Bexhill.

**Cloakroom**

Wc with low level flush, pedestal mounted wash hand basin with hot and cold tap, eaves storage available.

**Outside****Front Garden**

Driveway providing off road parking.

**Rear Garden**

The rear garden is extensive in size, timber framed shed, outside storage space, various patio areas suitable for alfresco dining and the rest of the garden is mainly laid to lawn with fences to both sides providing privacy and seclusion. Timber framed summer house and the garden is separated into two segments with various plants and small trees.

**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.

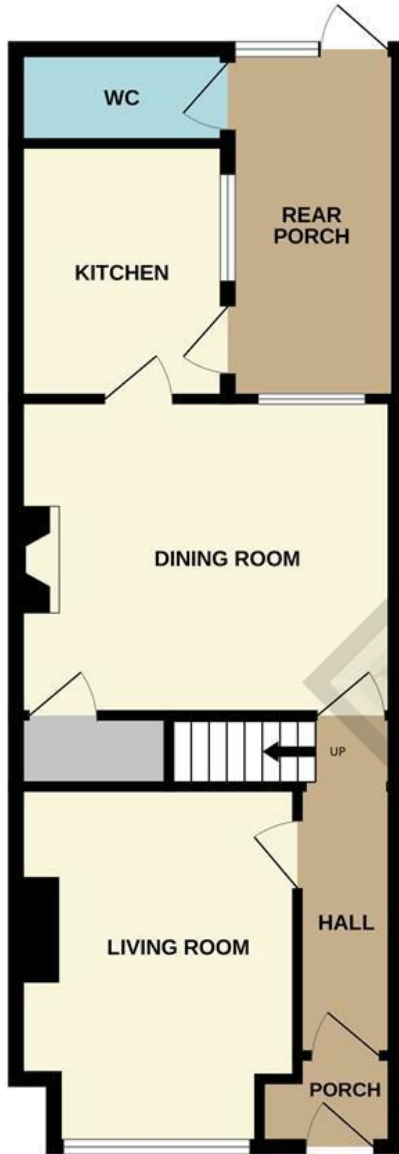
**Council Tax Band – B**

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

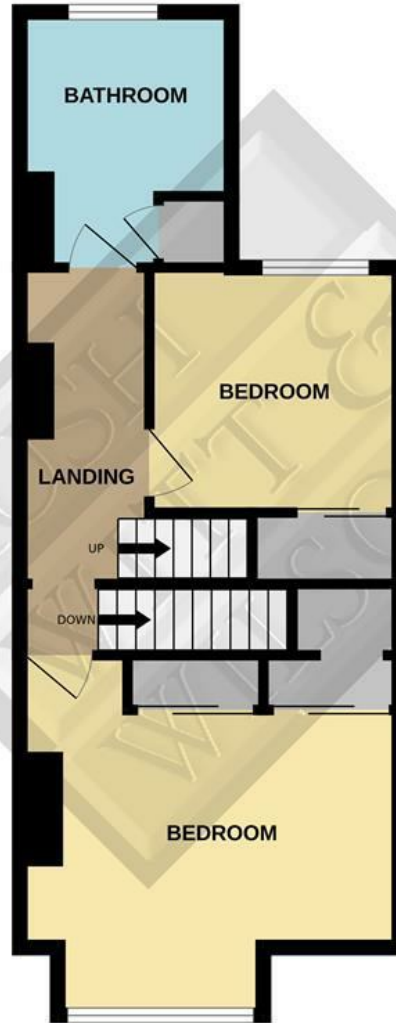
If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



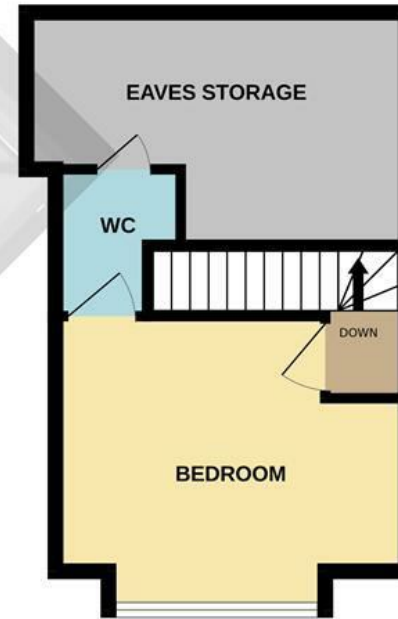
GROUND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.

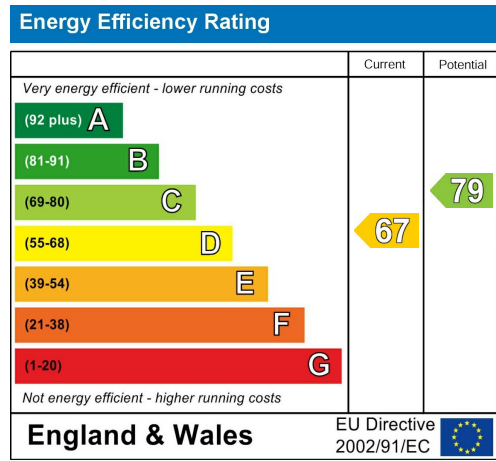
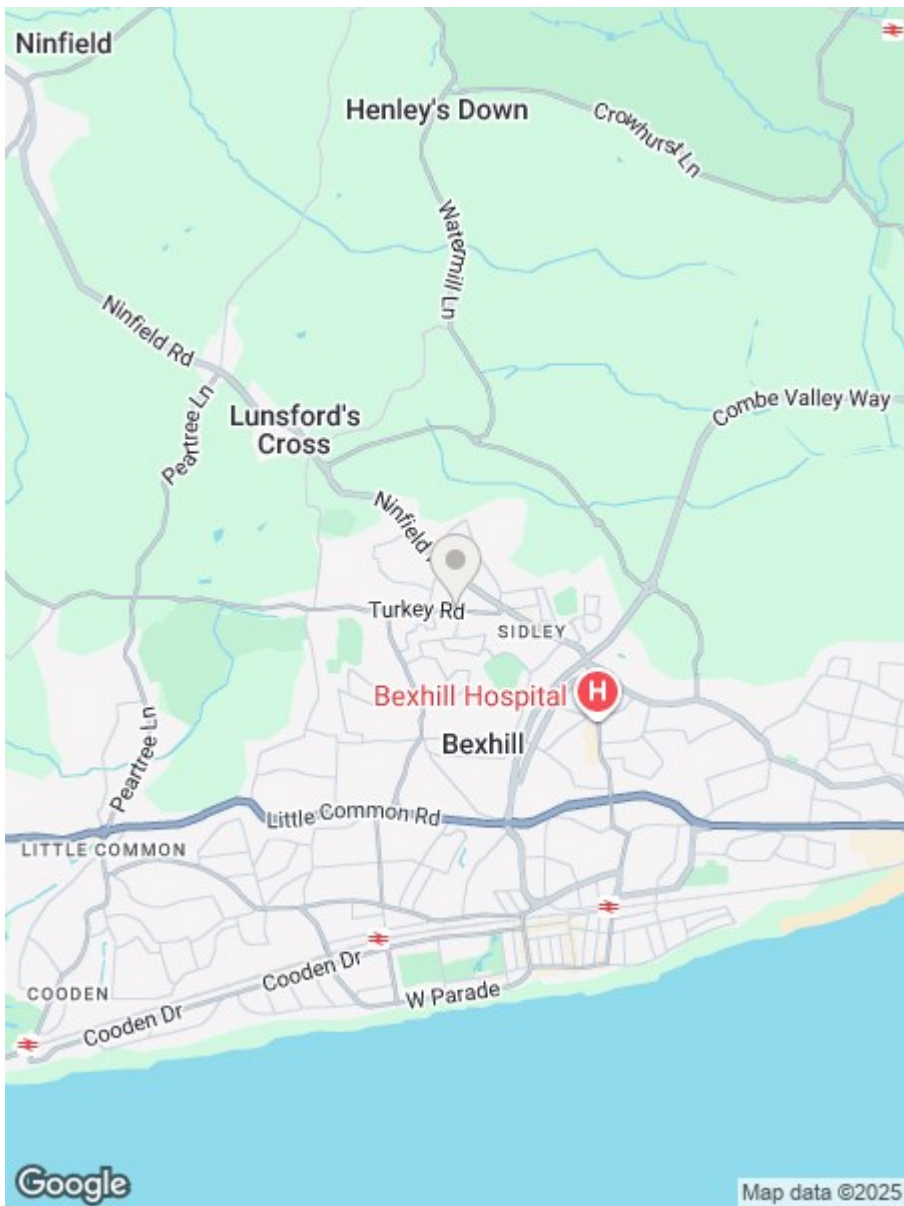


2ND FLOOR  
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 1290 sq.ft. (119.9 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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