

**RUSH  
WITT &  
WILSON**



**5 Kennedy Road, Bexhill-On-Sea, TN40 1TB**  
**Offers In Excess Of £325,000 Freehold**



**A beautifully presented three bedroom detached family home with a modern kitchen and bathroom, garage, private front and rear gardens, no onward chain. Other features include gas central heating system, double glazed windows and doors throughout, presented to an excellent standard. Viewings come highly recommended by Rush Witt & Wilson sole agents.**



**Entrance Hallway**

Entrance door, built in cloaks cupboard, doors off to the following:

**Living Room**

18'5 x 11'4 (5.61m x 3.45m)

Windows to the front and side elevations, two double radiators, lithium flame coal effect gas fire set in an ornate surround.

**Dining Room**

9'2 x 10'0 (2.79m x 3.05m)

Window to the rear elevation, door to side, double radiator.

**Kitchen**

9'7 x 8'6 (2.92m x 2.59m)

A modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktop surfaces, one and a half bowl sink with side drainer and mixer tap, tiled splashbacks, integral oven and grill with electric hob, extractor canopy and light above, space and plumbing for dishwasher, utility cupboard with space and plumbing for washing machine., understairs storage cupboard, window to the rear elevation.

**First Floor**

**Landing**

Access to loft space, window to the side elevation, built in linen cupboard, doors off to the following:

**Bedroom One**

12'1 x 9'10 (3.68m x 3.00m)

Windows to the front and side elevations, double radiator, built in wardrobe cupboard.

**Bedroom Two**

10'8 x 9'7 (3.25m x 2.92m)

Window to the rear elevation, double radiator, built in wardrobe cupboard.

**Bedroom Three**

7'7 x 7'4 (2.31m x 2.24m)

Window to the front elevation, double radiator.

**Bathroom**

Panel enclosed bath with shower screen, hand shower attachment, pedestal wash hand basin, part tiled walls double radiator, obscure glass window to the rear elevation.

**Separate WC**

Low level wc, double radiator, tiled splashback, obscure glass window to the rear elevation.

**Outside**

**Front Garden**

Mainly laid to lawn.

**Rear Garden**

Mainly laid to lawn and is enclosed by fencing, patio area suitable for alfresco dining and entertaining, well stocked shrub and flower beds, gate to the rear giving access to the garage.

**Garage**

Up and over door, power and light connected.

**Agents Note**

Council Tax Band - D

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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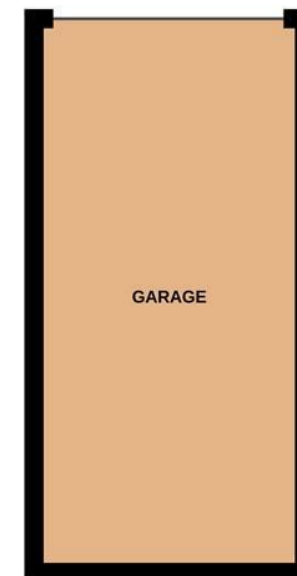
GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



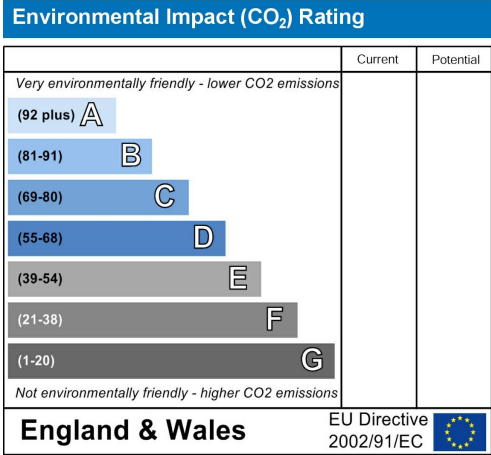
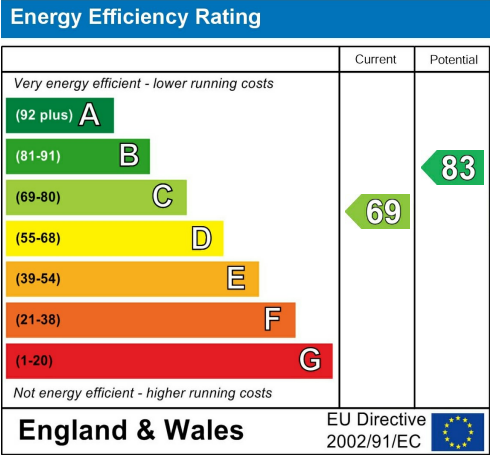
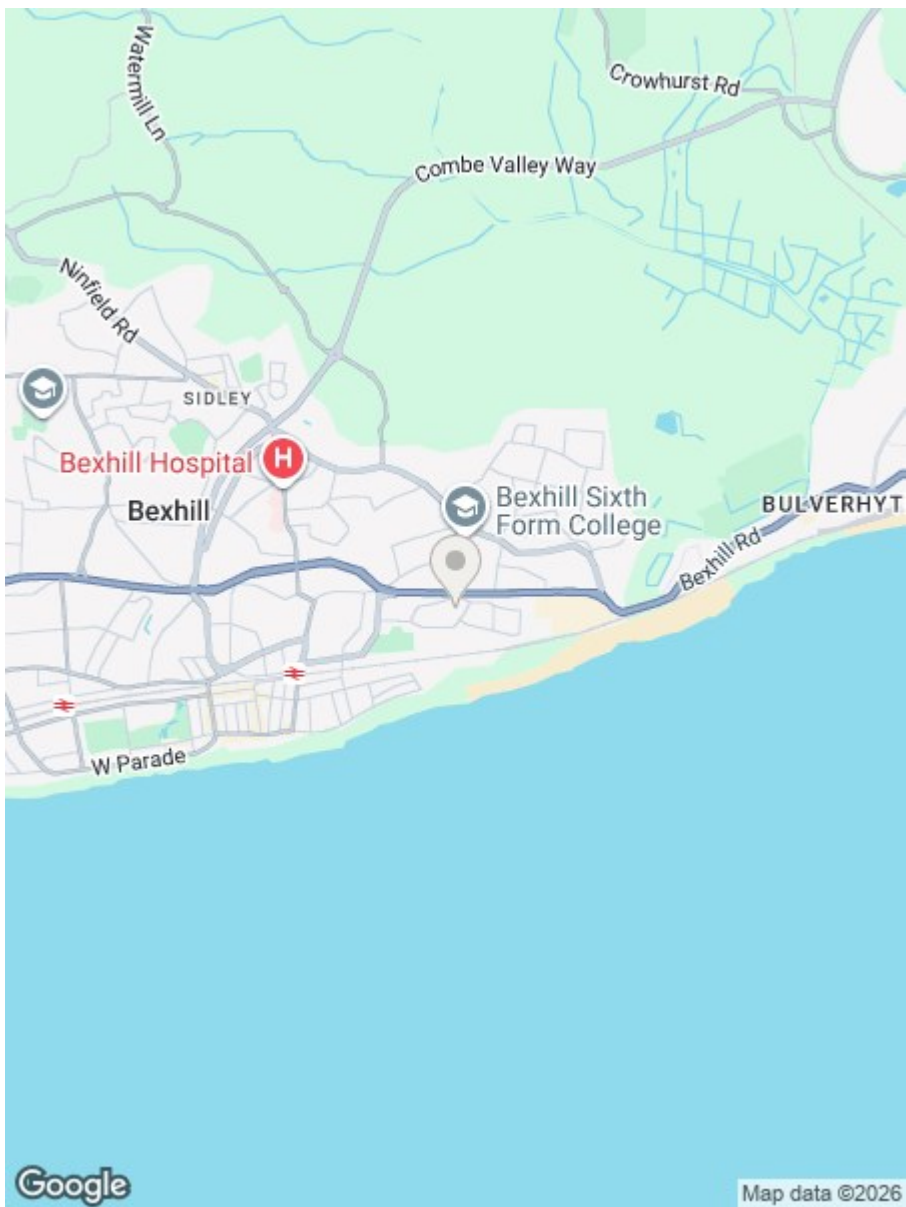
DETACHED GARAGE  
141 sq.ft. (13.1 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.1 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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