

**RUSH
WITT &
WILSON**



**24 Springfield Road, Bexhill-On-Sea, East Sussex TN40 2BX
£202,000**

A pleasant two bedroom mid terrace house with modern kitchen and bathroom, two reception rooms, gas central heating system, double glazed windows and doors, private front and rear gardens, no onward chain. Viewing comes highly recommended by RWW sole agents.



Entrance Hallway

Entrance door with obscured glass panel, single radiator.

Living Room

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

Bay window to front elevation, fireplace with real flame gas fire, double radiator.

Dining Room

13'2 x 10'9 (4.01m x 3.28m)

Door leading out to rear garden, laminate wood affect flooring, double radiator, understairs storage cupboard.

Kitchen

9' x 8'2 (2.74m x 2.49m)

Window to side elevation, modern fitted kitchen comprising a range of matching wall and base units with laminate straight edge worktops, single drainer sink unit with mixer tap, plumbing for washing machine and dishwasher, space for free standing cooker, space for fridge/freezer, tiled splash backs.

Bathroom

Contemporary suite comprising panelled bath with hand shower attachment, wc with low level flush, glass wash hand basin with floating tap, wall mounted gas central heating and domestic hot water boiler, heated towel rail, obscured glass window to the rear elevation, tiled floor and walls.

First Floor Landing

Access to roof space, single radiator.

Bedroom One

13'3 x 10'3 (4.04m x 3.12m)

Window to front elevation, double radiator, built in wardrobe cupboards, additional fitted wardrobes with drawers.

Bedroom Two

10'9 x 10'9 (3.28m x 3.28m)

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

Externally**Front Garden**

Has been designed for low maintenance with stone chip retaining walls, tiled pathway to the front entrance and some shrubbery.

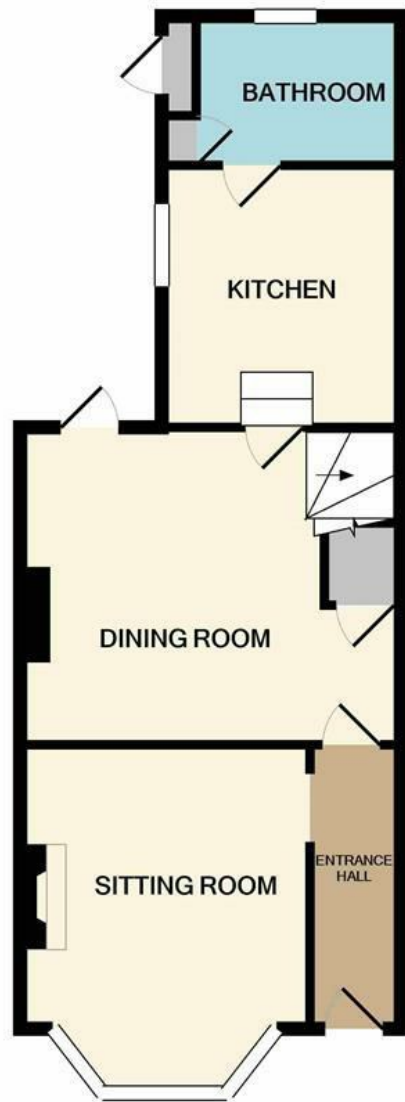
Rear Garden

Good sized rear garden with patio and lawned areas, mature shrubbery, all enclosed with fencing to all sides, timber framed shed, outside water tap.

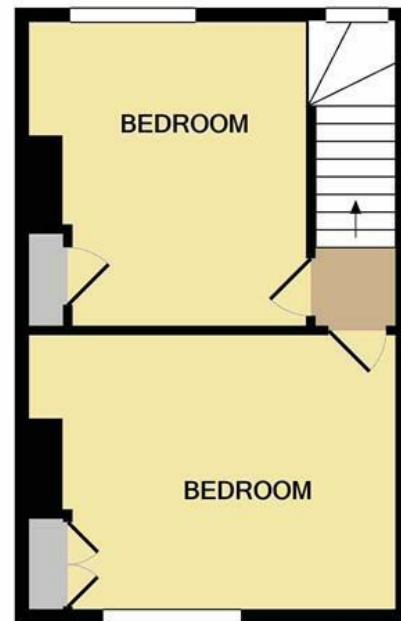
Agents Note

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.





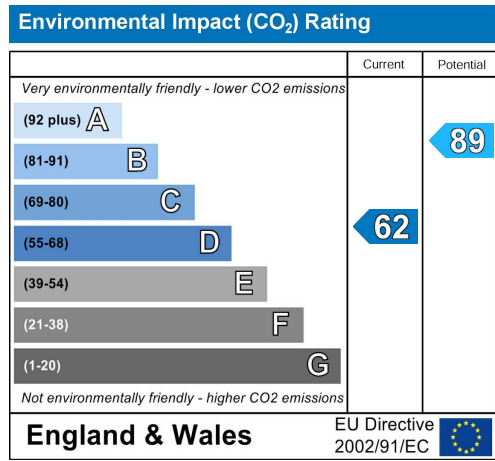
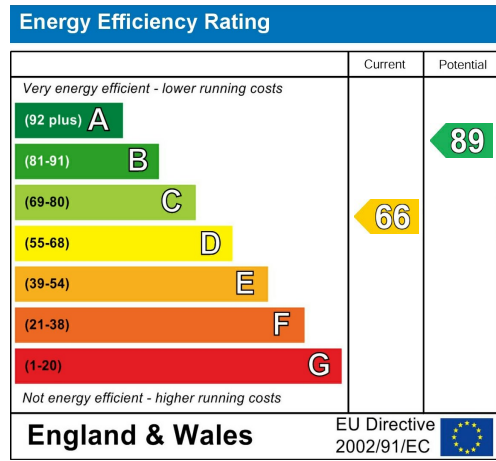
GROUND FLOOR
APPROX. FLOOR
AREA 395 SQ.FT.
(36.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 261 SQ.FT.
(24.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 655 SQ.FT. (60.9 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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**