

**RUSH  
WITT &  
WILSON**



**37 North Road, Bexhill-On-Sea, East Sussex TN39 5BL**  
**Offers In Excess Of £199,950**

**\* BUY-TO-LET INVESTMENT OPPORTUNITY\* A spacious three bedroom terraced house ideally situated close to local amenities, schools and bus routes. The property comprises lounge, dining room, fitted kitchen, three bedrooms, family bathroom and a low maintenance rear garden. Other benefits include gas central heating and double glazed windows. EICR certificate approved. Sold with tenants in situ that have enjoyed the property for several years, viewing comes highly recommended by RWW Bexhill sole agents.**



### **Hallway**

Obscured double glazed front door leading to hallway, radiator, stairs leading to first floor.

### **Lounge**

14'1" x 11'1" (4.30 x 3.40)

Double glazed bay window to the front elevation, radiator.

### **Dining Room**

11'11" x 11'5" (3.64 x 3.49)

Double glazed window to the rear elevation, feature brick fireplace, radiator, open doorway leading through to kitchen, under stairs storage cupboard.

### **Kitchen**

10'1" x 9'4" (3.08 x 2.87)

Double glazed window and obscured double glazed door to the side elevation, radiator, fitted kitchen comprising a range of matching wall and base level units with laminate roll edge worktop surfaces, stainless steel single sink with drainer and mixer tap, space for freestanding fridge/freezer, gas hob with fitted extractor hood above, integrated electric oven, wall mounted gas central heating boiler, part tiled walls, recessed ceiling spotlights, door leading through to rear hallway.

### **Rear Hallway**

Door leading through to bathroom, utility space with plumbing for washing machine.

### **Bathroom**

Obscured double glazed window to the rear elevation, radiator, low level wc, panelled enclosed bath with wall mounted shower controls and shower attachment, pedestal mounted wash hand basin, part tile walls, recessed ceiling spotlights and extractor fan.

### **First Floor Landing**

Access to loft space, (large roof space with potential to convert in to FOURTH BEDROOM providing usual planning and consents are granted).

### **Bedroom One**

14'9" x 14'2" (4.50 x 4.32)

Double glazed bay window to the front elevation, radiator, ornamental feature Victorian fireplace, large storage cupboard, fitted alcove shelving.

### **Bedroom Two**

11'2" x 8'9" (3.42 x 2.68)

Double glazed windows to the rear elevation, radiator.

### **Bedroom Three**

9'10" x 9'4" (3 x 2.87)

Double glazed window to the rear elevation, radiator.

### **Separate WC**

Obscured double glazed window to the side elevation, low level wc, wall mounted wash hand basin with mixer tap and tiled splashback.

### **Outside**

#### **Rear Garden**

Concrete laid patio, timber garden shed, gated access onto rear alleyway.

#### **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.



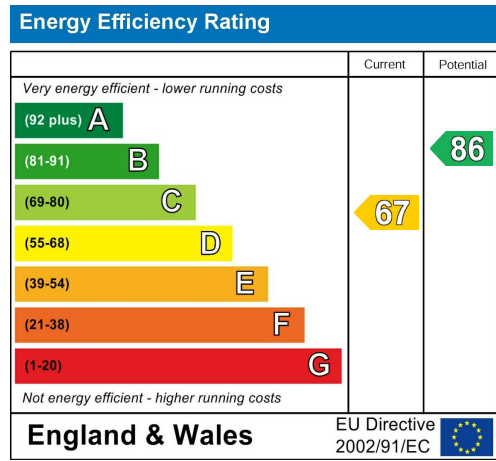


GROUND FLOOR  
 APPROX. FLOOR  
 AREA 514 SQ.FT.  
 (47.7 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 464 SQ.FT.  
 (43.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 977 SQ.FT. (90.8 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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