

**RUSH  
WITT &  
WILSON**



**22 Chandler Road, Bexhill-On-Sea, East Sussex TN39 3QN**  
**£275,000**

**Rush Witt & Wilson are delighted to welcome to the market this exceptionally well presented two bedroom terraced house ideally situated in the highly sought after location of Collington. Having been modernised to an very high standard throughout by the current vendors, the property comprises a bay-fronted lounge, separate dining room, modern fitted kitchen, two double bedrooms, and family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally, the property boasts a stunning westerly facing rear garden and a small low maintenance front garden. Conveniently situated within easy access to local amenities, Bexhill Downs and local schools and still only a short walk to Bexhill Town Centre, seafront and mainline rail stations. Viewing come highly recommended by Rush Witt & Wilson to appreciate this stunning family home in the highly desired and conveniently location. Vendor suited.**



### **Hallway**

Obscured glass panelled UPVC front door, alcove with fitted shoe storage and hanging space, services cupboard housing electric meter and electric fuse box, stairs leading to first floor.

### **Lounge**

12'1" x 10'4" (3.70 x 3.15)

Double glazed window to front elevation, radiator, ornamental feature fireplace, fitted alcove shelving.

### **Dining Room**

13'8" x 9'11" (4.17 x 3.04)

Radiator, large under stair storage cupboards with a range of fitted shelving and cupboard space above, open archway leading to kitchen, door leading to bathroom, fitted alcove desk with fitted shelving above, ceiling mounted spotlights.

### **Kitchen**

11'10" x 7'4" (3.62 x 2.26)

Double glazed window and door to rear elevation giving access to rear garden, skylight, modern fitted white gloss kitchen with a range of matching wall and base level units with laminate rolled edge worktop surfaces, space for freestanding fridge/freezer, integrated electric oven, worktop mounted electric hob with fitted stainless steel/glass extractor hood above, composite single sink with drainer mixer tap, plumbing space for washing machine, fitted shelving, part tiled walls, tiled floor, ceiling mounted spotlights.

### **Bathroom**

Obscured double glazed window to rear elevation, designer heated chrome/white column radiator/towel rail, modern white suite comprising low level WC, panel enclosed bath with mixer tap and shower attachment, pedestal mounted wash hand basin, part tiled walls, access to loft space. Alcove utility space with rolled edge laminate worktop providing plumbing space for washing machine and space for tumble dryer.

### **First Floor Hallway**

Access to loft space.

### **Bedroom One**

13'4" x 10'1" (4.08 x 3.09)

Double glazed windows to front elevation, radiator.

### **Bedroom Two**

12'7" x 9'5" (3.86 x 2.88)

Double glazed windows to rear elevation, radiator, large built in storage cupboard/wardrobe with hanging space and shelving.

### **OUTSIDE**

#### **Front Garden**

Low maintenance front garden laid with decorative white gravel and a pathway leading to front door.

#### **Rear Garden**

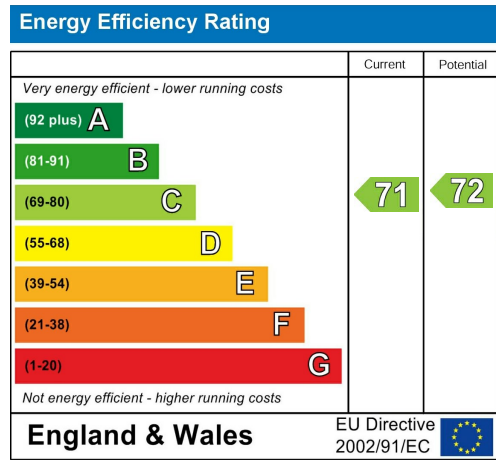
Beautifully maintained westerly facing rear garden that boasts a raised timber decking area with covered pergola, the rest of the garden is mainly laid to lawn with some raised flower beds with mature plants and shrubs, attractive white gravel laid pathway leading to concrete hard standing at the rear of the garden with a timber garden shed, boarded by panel enclosed fencing.

#### **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







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