

**RUSH
WITT &
WILSON**



**16 Rotherfield Avenue, Bexhill-On-Sea, East Sussex TN40 1SY
£399,000**

A very well presented older style detached three bedroom detached house with three reception rooms, excellent location close to Bexhill Town Centre, double glazed windows and doors, upvc double glazed conservatory, dining room, kitchen/breakfast room, gas central heating system, garage, extensive private gardens, off road parking. There are solar panels on the roof which received an income each year. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.



Entrance Hallway

Entrance door, two obscure glass side windows, double radiator.

Living Room

19'8 x 13'4 (5.99m x 4.06m)

Bay window to front elevation, further window to side, beautiful ornate fireplace with hardwood mantle, Real Flame gas coal fire, two double radiator.

Dining Room

14'7 x 9'8 (4.45m x 2.95m)

Double radiator, window to side, ornate shelving.

Conservatory

12'2 x 10'10 (3.71m x 3.30m)

UPVC double glazed construction which overlooks both rear and side elevation with the French doors leading out to patio.

Kitchen/Breakfast Room

15'6 x 10'8 (4.72m x 3.25m)

Window and door overlooks the rear garden, double radiator. Fitted kitchen comprising a range of base and wall units with laminate woodblock effect worktops, one and a half bowl single drainer sink unit with mixer tap, integrated dishwasher and washing machine, space for fridge and freezer, built-in AEG double oven with grill, tiled floor, door leading to garage, tiled splashbacks.

Bathroom

Suite comprising panelled bath with shower hand attachment, wall mounted electric shower unit with controls and shower head, w.c. with concealed cistern, wall mounted wash hand basin with vanity unit beneath and mirror, double radiator, obscure glass window to rear elevation, tiled walls.

First Floor Landing

Window to side elevation and further window to rear, access to roof space .

Bedroom One

14'6 x 12' (4.42m x 3.66m)

Window to front elevation, single radiator, built-in airing cupboard.

Bedroom Two

12'7 x 10'1 (3.84m x 3.07m)

Single radiator, window to rear elevation with views of the sea.

Bedroom Three

10'9 x 6'6 (3.28m x 1.98m)

Window to both front and side elevations, single radiator.

Cloakroom

WC with concealed cistern, single radiator, wall mounted wash hand basin with vanity unit beneath and light, obscure glass window to side elevation and tiled walls, tiled floor.

Outside**Front Garden**

Enclosed with hedging and retaining walls, two pathways leading to both front and side entrances, large bricked driveway, wall planted mature shrub bed.

Rear Garden

The rear garden benefits from having a large patio and terraced area which is enclosed by retaining walls, excellent for entertaining and alfresco dining, outside water tap and extends out onto a lawned area with mature well stocked shrub and flower beds, summer house, two green houses. To the rear of the garden is an allotment area with two potting sheds and lock store and is all enclosed with high level fencing to all sides and some shrubbery.

Single Garage

With double opening doors, window to side, wall mounted gas central heating boiler, power and light, gas meter.

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.





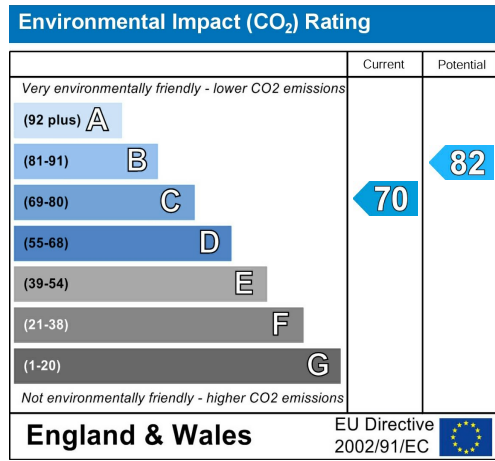
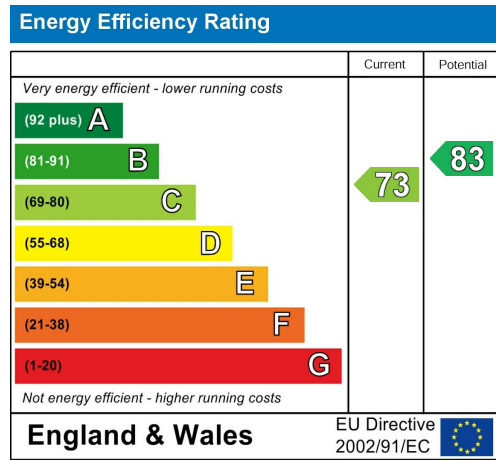
GROUND FLOOR
APPROX. FLOOR
AREA 892 SQ.FT.
(82.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 458 SQ.FT.
(42.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1351 SQ.FT. (125.5 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 purchaser.
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