

**RUSH
WITT &
WILSON**



28a Salisbury Road, Bexhill-On-Sea, East Sussex TN40 2AD
£195,000

An opportunity to acquire this terraced house comprising two large double bedrooms, bay fronted lounge with log burning stove, kitchen/diner, lean-to and family bath/shower room. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers a private and secluded, low maintenance south facing rear garden and small front garden. Ideally located with in easy access to local schools and and parks and still only a short walk from Bexhill town centre, mainline rail station and seafront. Offered with NO ONWARD CHAIN, viewing comes highly recommended by RWW Bexhill.



Communal Hallway

Communal front door leading to the communal hallway.

Lounge

14'10" x 9'11" (4.54 x 3.03)

Internal front door leading to lounge, double glazed bay window to the front elevation, feature fireplace with fitted log burner and tiled hearth, open archway leading through to the kitchen/diner.

Kitchen/Diner

15'8" x 9'10" (4.80 x 3.02)

Radiator, double glazed door to the rear elevation giving access into the lean too, stairs leading to the first floor, modern fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, worktop mounted gas hob with fitted stainless steel extractor hood above, integrated electric oven, plumbing space for washing machine, stainless steel single sink with drainer and mixer tap, space for freestanding fridge/freezer, part tiled walls, recessed ceiling spotlights.

Lean-To

9'2" x 5'10" (2.81 x 1.78)

Door giving access onto the rear garden.

First Floor Landing

Access to loft space, radiator, ceiling mounted spotlights.

Bedroom One

12'11" x 11'10" (3.94 x 3.61)

Double glazed windows to the front elevation, radiator, built in wardrobe with hanging space and shelving.

Bedroom Two

10'7" x 10'0" (3.25 x 3.07)

Double glazed window to the rear elevation, radiator, built in storage cupboard housing the gas central heating boiler.

Family Bath/Shower room

Obscured double glazed window to the rear elevation, heated chrome towel rail, white bathroom suite comprising pedestal mounted wash hand basin, low level wc, panelled en-closed bath, walk in corner shower cubicle with wall mounted shower controls and shower attachment, part aqua panelled walls and part tiled walls, tiled floor, recessed ceiling spotlights.

Outside**Rear Garden**

South facing, low maintenance rear garden with sun patio, the rest of the garden is mainly laid with shingle.

Front Garden

Small, low maintenance front garden.

Lease And Maintenance

50% Share of Freehold, Maintenance is 50% as and when needed.

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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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