

**RUSH  
WITT &  
WILSON**



**125 De La Warr Road, Bexhill-On-Sea, East Sussex TN40 2JN**  
**Offers In Excess Of £415,000**

**A beautiful circa 1920's detached three bedroom family house with two reception rooms, gas central heating system, double glazed windows and doors, kitchen/breakfast room, original sold wood herringbone flooring to the ground floor, off road parking, detached garage, driveway, additional driveway to side, viewing comes highly recommended by RWW sole agents.**



**Entrance Lobby**

With entrance door, window to the side elevation.

**Entrance Hallway**

Double radiator, under stairs storage cupboard.

**Living Room**

21'4" x 14'8" (6.50m x 4.47m)

Windows to both front and rear elevations, double and single radiator, beautiful solid wood herringbone flooring, feature fireplace.

**Dining Room**

15'4" x 13'4" (4.67m x 4.06m)

Original herringbone wood flooring, double radiator, electric coal effect fire with ornate surround and tiled plinth, bay window to the front elevation.

**Kitchen/Breakfast Room**

19'10" x 10'3" (6.05m x 3.12m)

Modern fitted kitchen comprising a range of base and wall units with laminate granite effect straight edge worktop, single drainer enamel sink unit, washing machine, dishwasher, Range style oven with grills and three ovens, gas hob, brushed stainless steel splashback, extractor canopy and light, windows to both the side and rear elevations, patio door leads to the rear garden, American style fridge/freezer, vertical radiator.

**First Floor Landing**

Window to the front elevation, access to roof space, built in linen cupboard.

**Bedroom One**

15'2" x 13'5" (4.62m x 4.09m)

Bay window to the front elevation, single radiator.

**Bedroom Two**

13'4" x 12'7" (4.06m x 3.84m)

Window to both the front and rear elevations, built in wardrobe cupboards, single radiator, additional hanging rails with overhead storage compartments.

**Bedroom Three**

12'3" x 10'4" (3.73m x 3.15m)

Window to the rear elevation, single radiator.

**Family Bathroom**

Suite comprising panelled bath with hand/shower attachment, wall mounted wash hand basin with vanity unit beneath, tiled splashbacks, heated towel rail, obscure glass window to the rear elevation, wc with low level flush, tiled splashbacks, single radiator, obscured glass window to the rear.

**Outside**

**Front Garden**

Mainly laid to lawn, side access to rear garden and pathway to front entrance door, enclosed with a combination of fencing and walls, excellent off parking is available to the front of driveway and bricked paved hard standing, chipped bark areas for low maintenance.

**Rear Garden**

Designed with low maintenance in mind, mainly patioed, with raised flower and shrub beds, enclosed to all sides with fencing, timber framed shed, additional driveway, access is available to the side of the property via timber framed double opening doors, secondary driveway to the detached garage.

**Detached Garage**

Two opening doors, power and light, personal door to side.

**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 814 SQ.FT.  
(75.6 SQ.M.)

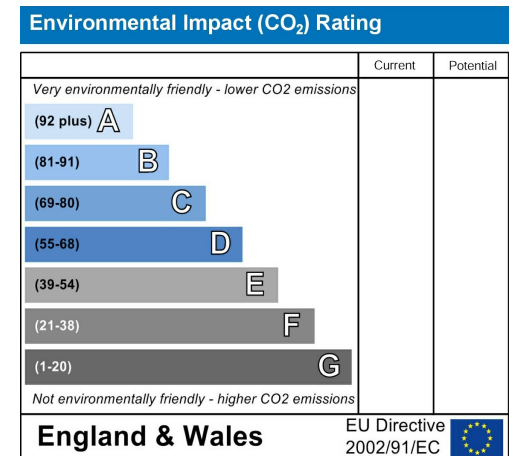
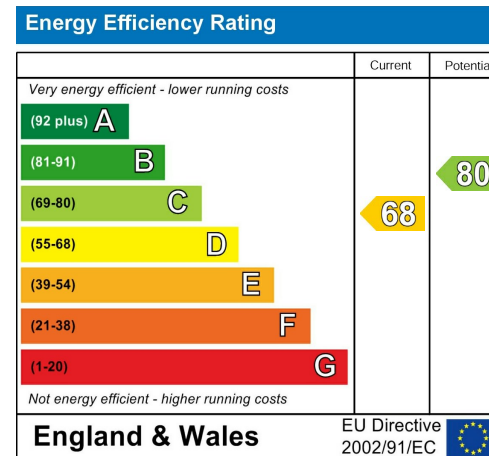


1ST FLOOR  
APPROX. FLOOR  
AREA 686 SQ.FT.  
(63.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1499 SQ.FT. (139.3 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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