

**RUSH  
WITT &  
WILSON**



**33 St. James Avenue, Bexhill-On-Sea, East Sussex TN40 2DW**  
**£349,000**

**A semi-detached house situated in this sought after residential location of Bexhill, in need of modernisation, comprising bay fronted living room, separate dining room, kitchen, utility room, three bedrooms and fitted bathroom. Other internal benefits include a gas central heating boiler. Externally the property boasts off road parking for multiple vehicles, garage and front and rear gardens. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents. Council Tax Band C.**



### **Entrance Hallway**

With obscured double glazed entrance door with window to the front, radiator, stairs leading to the first floor.

### **Living Room**

12'11" x 12'5" (3.94m x 3.8m )

Double glazed bay window to the front elevation and double radiator with an additional single radiator, exposed brick open fireplace.

### **Dining Room**

11'8" x 10'11" (3.57m x 3.35m )

Double glazed French doors giving access onto the rear garden, double radiator, open fire.

### **Kitchen**

8'4" x 8'1" (2.56m x 2.47m )

Fitted kitchen with matching wall and base level units and laminate straight edge worktop surfaces, sink with drainer and mixer tap, space for free standing cooker, space for freestanding fridge and freezer, window to the rear elevation, gas central heating boiler with door leading to the utility room.

### **Utility Room**

Double glazed windows to the rear elevation and door, base level units with butler sink, access to garage through internal door.

### **First Floor Landing**

Window to the side elevation.

### **Bedroom One**

12'2" x 9'3" (3.71m x 2.82m )

Double glazed window to the front elevation, radiator, built-in wardrobe cupboard with sliding doors.

### **Bedroom Two**

10'6" x 9'4" (3.21m x 2.86m )

Windows to the rear elevation, radiator.

### **Bedroom Three**

7'8" x 7'5" (2.36m x 2.27m )

Windows to the front elevation, single radiator.

### **Bathroom**

Suite comprising a w.c. with low level flush, pedestal mounted wash hand basin with hot and cold tap and tiled

bath with chrome controls with additional chrome wall mounted shower attachments and chrome shower head. Double radiator, windows to the rear and side elevation.

### **Outside**

#### **Front Garden**

Area of lawn and driveway providing off road parking for multiple vehicles.

#### **Garage**

One and a half in size, power and light and up and over door with pitched roof offering large storage space above.

#### **Rear Garden**

Laid to lawn.

#### **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  
772 sq.ft. (71.7 sq.m.) approx.

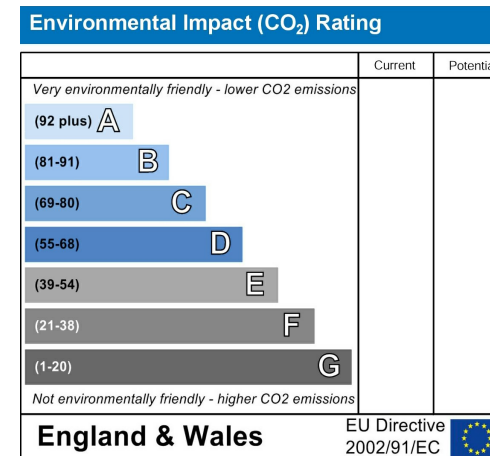
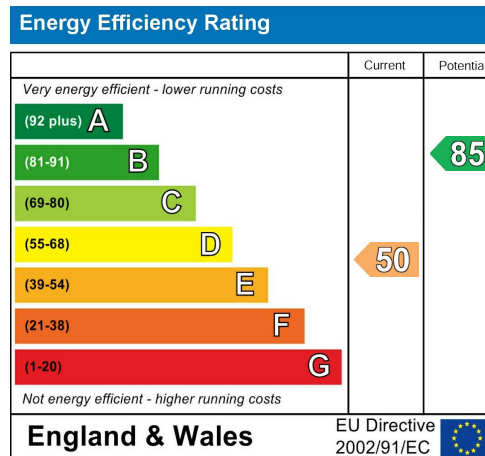
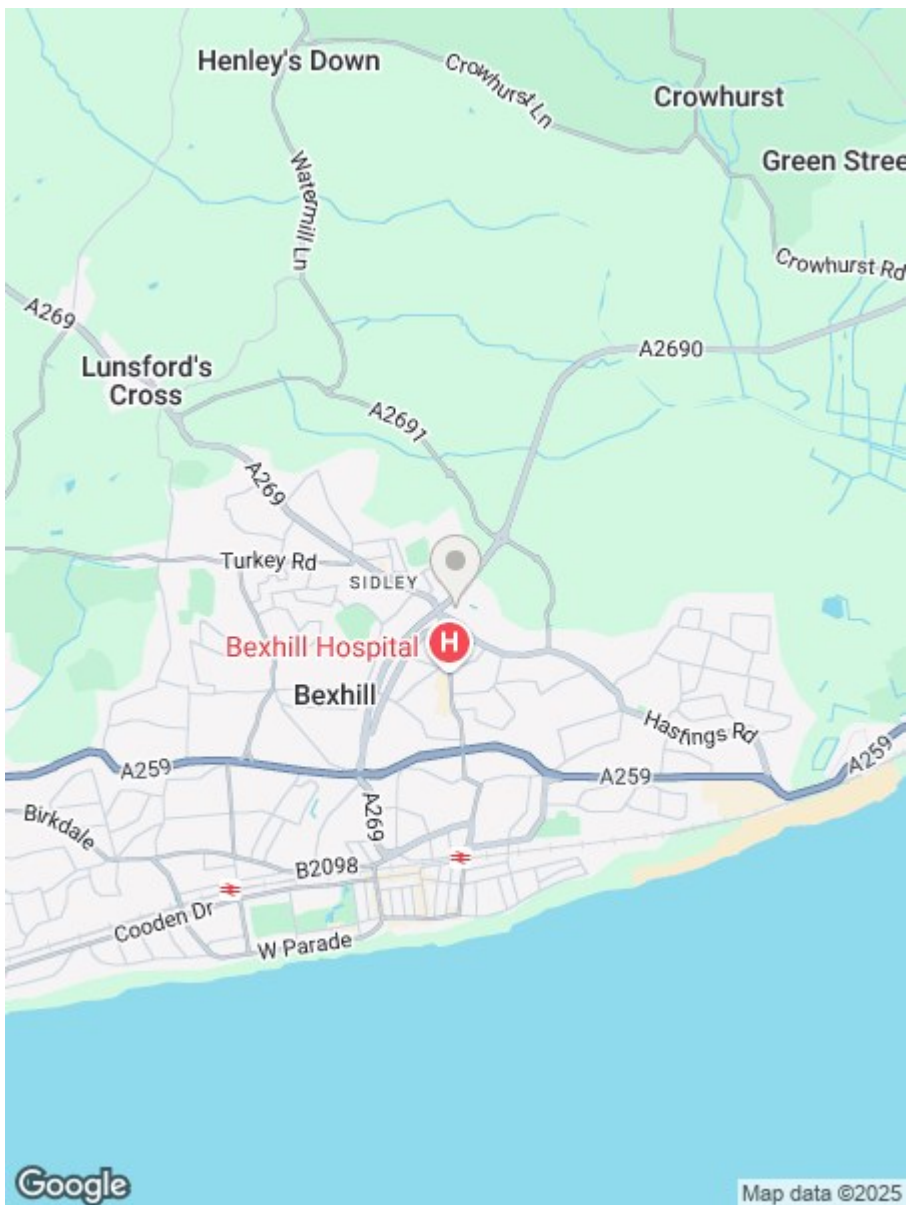
1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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