

**RUSH  
WITT &  
WILSON**



**31 Cornwall Road, Bexhill-On-Sea, East Sussex TN39 3JN  
Offers Invited £325,000**

**A three bedroom terraced Victorian house, in need of modernisation, situated in the highly convenient location of Bexhill Town Centre, within easy reach of Bexhill Seafront, Bexhill Train Station and Bexhill Town, with its wide range of amenities. Offering spacious accommodation throughout, the property comprises, living/dining room, kitchen, bathroom, three double bedrooms, gas central heating system and double glazing throughout. Externally, the property offers low maintenance, westerly facing rear gardens. Offered with NO ONWARD CHAIN. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents. Council Tax Band C. EPC TBC.**



**Entrance Hallway**

With entrance door, double radiator, stairs leading to first floor.

**Living/Dining Room**

24'11" x 11'5" (7.60 x 3.50)

Bay window to the front, double glazed window overlooking rear garden, two double radiators, feature fire place with electric fire.

**Kitchen/Breakfast Room**

11'5" x 9'2" (3.50 x 2.80)

Fitted kitchen with a range of wall and base level units with laminate work stop surfaces, one half bowl sink with drainer and hot and cold tap, space for cooker, space for under counter fridge & freezer, plumbing for washing machine, double glazed window overlooking side elevation. Kitchen also housing the gas central heating boiler.

**Bathroom**

Suite comprising, sunken bath with hot and cold tap, wall mounted shower with controls, chrome shower attachment and shower head, vanity unit with wash hand basin and hot and cold tap, w/c low level flush, double radiator, obscured double glazed window to the side.

**Lean to**

With fitted shelving and seating.

**First Floor Landing**

Access to loft space via two hatches

**Bedroom One**

13'9" x 12'7" (4.20 x 3.84)

Bay window overlooking the front, double radiator, single radiator, built in wardrobes cupboards with fitted shelving and hanging space.

**Bedroom Two**

15'8" x 9'2" (4.80 x 2.81)

Window overlooking rear gardens and side, double radiator, feature fireplace, airing cupboard with fitted shelving and hot water tank.

**Separate W/C**

Obscured window overlooking the side, w/c low level flush.

**Bedroom Three**

11'9" x 9'6" (3.60 x 2.90)

Window overlooking rear elevations, double radiator.

**Outside****Front of Property**

Small courtyard suitable for wheelie bin storage.

**Rear Garden**

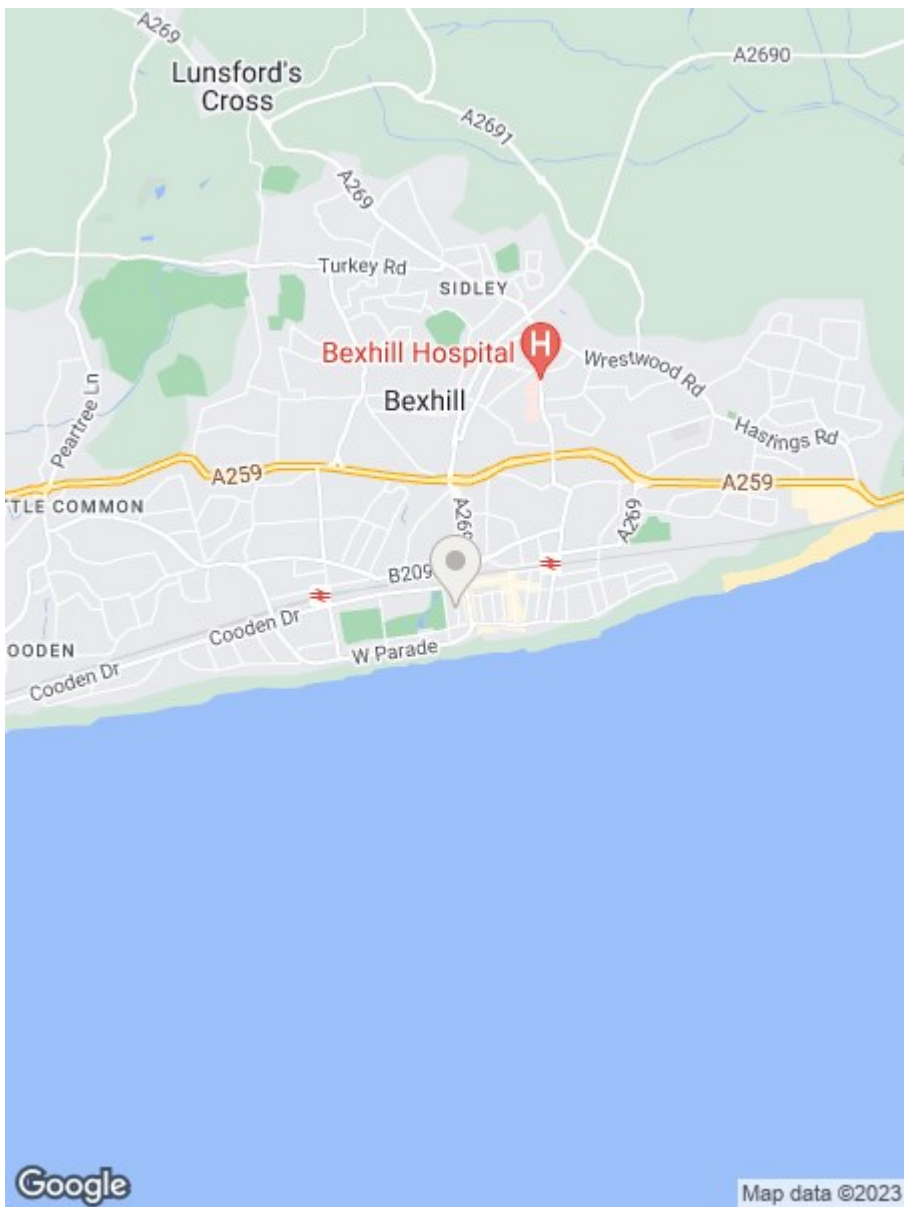
Westerly facing, low maintenance rear garden, coming mainly patioed with raised flower beds, various seating areas.

**Agents Notes**

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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**Residential Estate Agents  
Lettings & Property Management**



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