

**RUSH
WITT &
WILSON**



**59 Cornwall Road, Bexhill-On-Sea, East Sussex TN39 3JN
£299,950**

An opportunity to acquire this three bedroom terrace house conveniently located within short walking distance to Bexhill town centre, seafront and mainline rail stations. Offering bright and spacious accommodation throughout, the property comprises a large 24' bay fronted lounge/diner, extended kitchen/diner with bi-folding doors onto the rear garden, three double bedrooms and family bathroom. Other internal benefits include gas central heating to radiators, wood burning stove, and fully boarded loft with Velux windows offering further potential to extend into the loft space providing the usual consent is obtained. Externally the property boasts a westerly facing rear garden, with rear access and a small low maintenance front garden. Ideally situated in this highly sought after road within easy access to local amenities, beach, Egerton Park, and the iconic De La Warr Pavillion. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning character property in this ideal location.



Hallway

Obscured glass panelled timber front door leading to hallway, with one column radiator, electric meter and electric consumer unit, stairs leading to first floor, large under stairs storage cupboard with fitted shelving.

Lounge/Diner

24'11" x 11'6" (7.60 x 3.52)

Sash bay window to front elevation, set of glazed french doors to rear elevation giving access to the rear garden, three column radiators, inset wood burning stove.

Kitchen/Diner

26'1" x 9'0" (7.96 x 2.75)

Windows to side elevation, double glazed Velux window to the side elevation, set of double glazed bi-folding doors giving access onto rear garden, under floor heating in the dining area, fitted kitchen comprising a range of matching base level units with solid wood worktop surfaces, ceramic bowl and half sink with drainer and mixer tap, plumbing and under counter space for washing machine and dishwasher, full height recess for slimline fridge/freezer, space for free standing cooker with fitted stainless steel extractor hood above, tall pull out larder unit, wall mounted gas central heating boiler, large fitted storage cupboard with shelving, two further fitted storage cupboards, alcove shelving, recessed ceiling spotlights. Timber floor in the kitchen area with slate tiled floor in dining area.

First Floor Hallway

Access to loft space with pull down ladder, the loft space is fully boarded with double glazed Velux window, perfectly suited for further development providing usual consent is obtained.

Bedroom One

13'8" x 12'11" (4.18 x 3.96)

Sash bay window to the front elevation, column radiator, two fitted double wardrobes with hanging space and shelving and storage cupboards above.

Bedroom Two

11'5" x 9'10" (3.48 x 3)

Sash window to rear elevation, column radiator, feature fireplace.

Bedroom Three

11'3" x 9'1" (3.45 x 2.78)

Sash window to rear elevation, column radiator, feature fireplace.

Bathroom

Sash window to side elevation, two double glazed Velux windows to side elevation, column radiator, white suite comprising low level wc, wall mounted wash hand basin with mixer tap, panelled enclosed bath with mixer tap and shower attachment, additional wall mounted shower controls with shower attachment, recessed ceiling spotlights, extractor fan, part tiled walls.

Externals

Rear Garden

Westerly facing rear garden with two patios and raised timber decking areas, timber garden shed and gate giving rear access to the property.

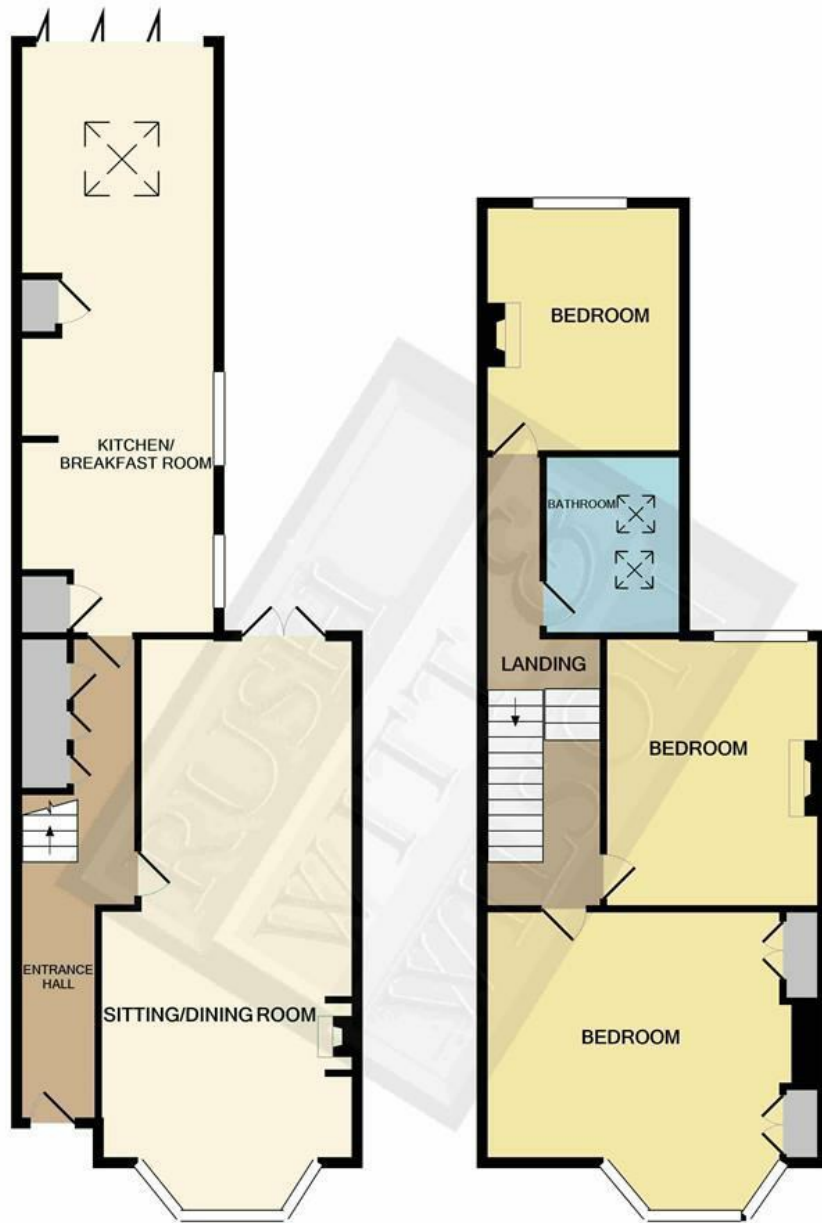
Front Garden

Small, low maintenance front garden with grey slate chippings and palm tree.

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.



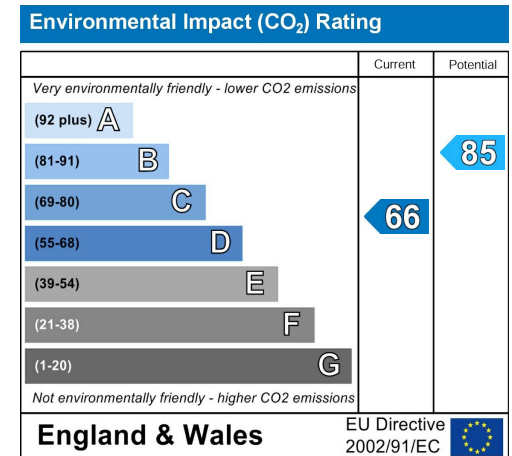
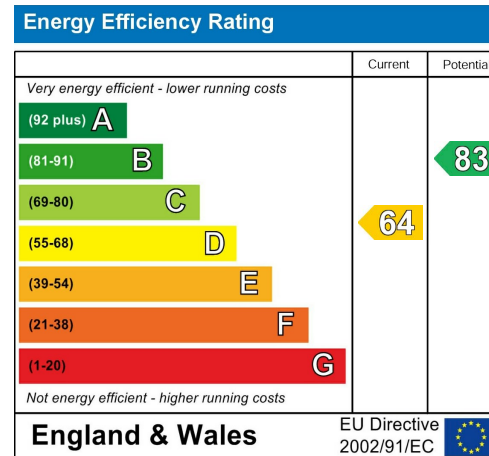


GROUND FLOOR
 APPROX. FLOOR
 AREA 606 SQ.FT.
 (56.3 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 542 SQ.FT.
 (50.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1148 SQ.FT. (106.7 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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