

**RUSH  
WITT &  
WILSON**



**7 Victoria Road, Bexhill-On-Sea, East Sussex TN39 3PD**  
**Chain Free £244,000**

**An opportunity to acquire this well presented two bedroom semi detached house ideally located with in easy access of Bexhill town centre. Offering bright and spacious accommodation throughout, the property comprises lounge/diner, fitted kitchen/breakfast room, two double bedrooms and a family bath/shower room. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers a southerly facing low maintenance rear garden. Conveniently situated within easy walking distance of Bexhill town centre and amenities, mainline rail station, beach and seafront. Viewing comes highly recommended by RWW Bexhill to appreciate this NO ONWARD CHAIN property.**



### **Entrance Hall**

Obscured glass panelled UPVC front door leading to entrance hall, comprising radiator, stairs leading to first floor, large under stairs storage cupboard housing the hot water cylinder and gas central heating boiler, door leading through to lounge/diner and archway leading through to kitchen/breakfast room.

### **Kitchen/Breakfast Room**

11'3" x 9'7" (3.43 x 2.93)

Double aspect, double glazed windows to the front and rear elevations, radiator, fitted kitchen with a range of matching wall and base level units with laminate rolled edge worktop surfaces, integrated electric oven, worktop mounted gas hob with fitted extractor hood above, plumbing space for washing machine with washing machine included, stainless steel single sink with drainer and mixer tap, electric consumer unit, ceiling mounted spotlights, part tiled walls,

### **Lounge/Diner**

17'4" x 8'8" (5.30 x 2.66)

Double glazed window to the front elevation and double glazed French doors to the rear elevation giving access to the rear garden court yard, radiator, wall mounted up lighters.

### **First Floor Landing**

Double glazed window to the front elevation, access to loft space.

### **Bedroom One**

11'1" x 9'6" (3.40 x 2.92)

Double glazed window to the front elevation, radiator.

### **Bedroom Two**

11'5" x 8'10" (3.48 x 2.70)

Double glazed window to the front elevation, radiator.

### **Bathroom**

Obscured double glazed window to the rear elevation, heated chrome towel rail, white suite comprising vanity unit with wash hand basin, mixer tap and storage cupboard and drawers beneath, low level WC, panelled enclosed P-bath with mixer tap, wall mounted electric power shower and shower attachment, fully tiled walls and floor, extractor fan.

### **Externals**

### **Rear Garden**

Southerly facing rear garden which is mainly patio laid with flowerbed boarder, boarded with closed board fencing.

### **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.





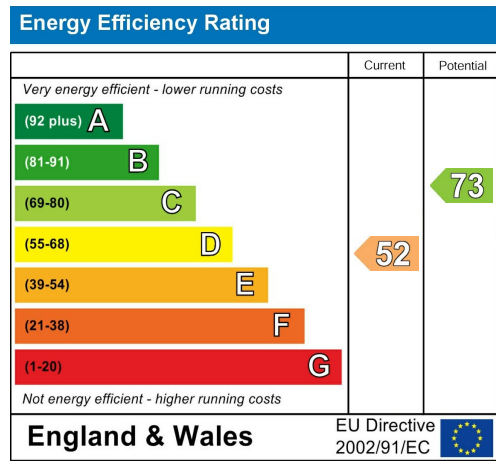
GROUND FLOOR  
 APPROX. FLOOR  
 AREA 315 SQ.FT.  
 (29.2 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 314 SQ.FT.  
 (29.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 629 SQ.FT. (58.4 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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