

RUSH
WITT &
WILSON



62 Chandler Road, Bexhill-On-Sea, East Sussex TN39 3QN
£289,000

A beautifully presented, totally refurbished, two bedroom end of terraced house with accommodation comprising an entrance porch, stunning kitchen/breakfast room, dining room, living room, two bedrooms, family bathroom and a state of the art log cabin which is fully insulated and perfect for an office, gymnasium or studio. Other benefits include gas central heating, double glazed windows and doors, solar panels and plantation blinds. Viewing comes highly recommended by Rush Witt & Wilson, sole agents.



Entrance Porch

Door to front, window to side, coconut floor matting.

Living Room

13'8 x 12'5 (4.17m x 3.78m)

Window to front with plantation blinds, feature fireplace, beautiful tungsten coloured roll top radiator.

Dining Room

13'5 x 11'5 (4.09m x 3.48m)

Window to side, tungsten coloured roll top radiator, wood effect flooring, large understairs storage cupboard which houses the gas central heating domestic hot water boiler.

Kitchen/Breakfast Room

13'2 x 10'9 (4.01m x 3.28m)

Window to and door to rear, stunning modern kitchen comprising base and wall units with corian worktops, butler sink with mixer tap, plumbing for washing machine, integrated dishwasher, space for fridge/freezer, vertical radiator, tiled floor, tiled splashbacks, electric range style cooker with triple oven and grill and electric hob.

First Floor**Landing**

Access to the roof space.

Bedroom One

13'8 x 10'1 (4.17m x 3.07m)

Two windows to the front elevation with plantation blinds fitted, double radiator, built-in wardrobe cupboard, oak flooring.

Inner Landing

Shelving.

Bedroom Two

9'8 x 9'3 (2.95m x 2.82m)

Window to the rear westerly elevation, double radiator, oak wood flooring.

Bathroom

Obscured glass window to the rear elevation, modern bathroom suite comprising chrome heated towel rail, walk-in shower cubicle with electric shower unit controls and showerhead, ornate wash hand basin with vanity unit, mirror and light above, wc with low level flush, half tiled walls and wet room flooring,

Outside**Front Garden**

This has been designed for low maintenance in mind with a small patio area and chip stone and pathway to the front entrance.

Rear Garden

Westerly facing with a beautiful patio area for alfresco dining, outside water tap, side access is available and enclosed with a combination of fencing and hedging, lawned area with patio pathway which leads to the office.

Office

12'10 x 11'3 (3.91m x 3.43m)

This has been recently installed with windows overlooking the front elevation, rear elevation and French doors. It is fully insulated with power and light and is ideal for an office, study or gymnasium.

Agents Note

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

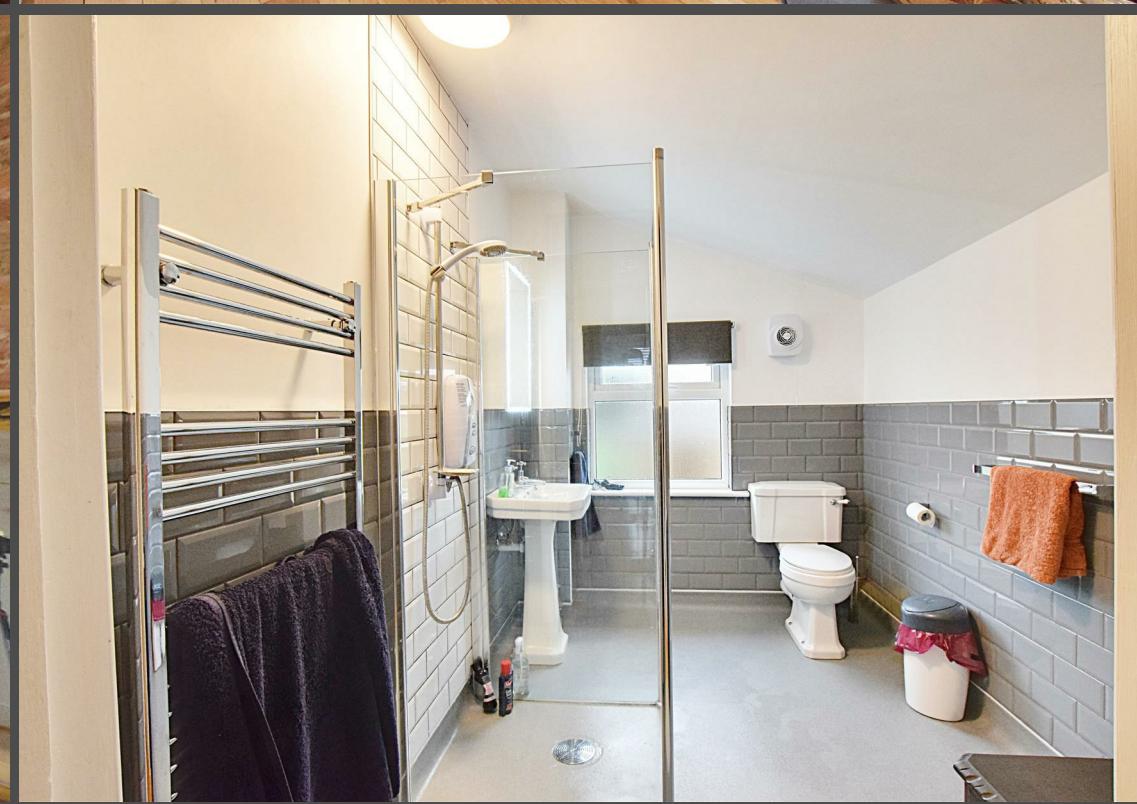
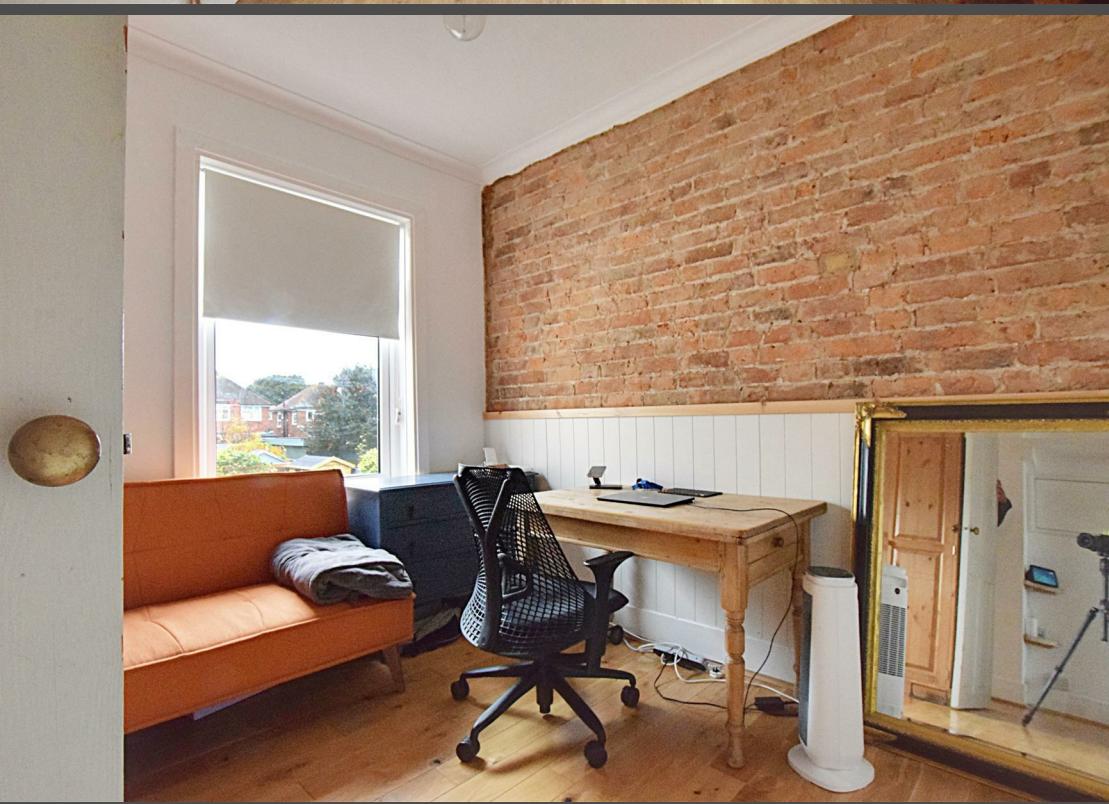
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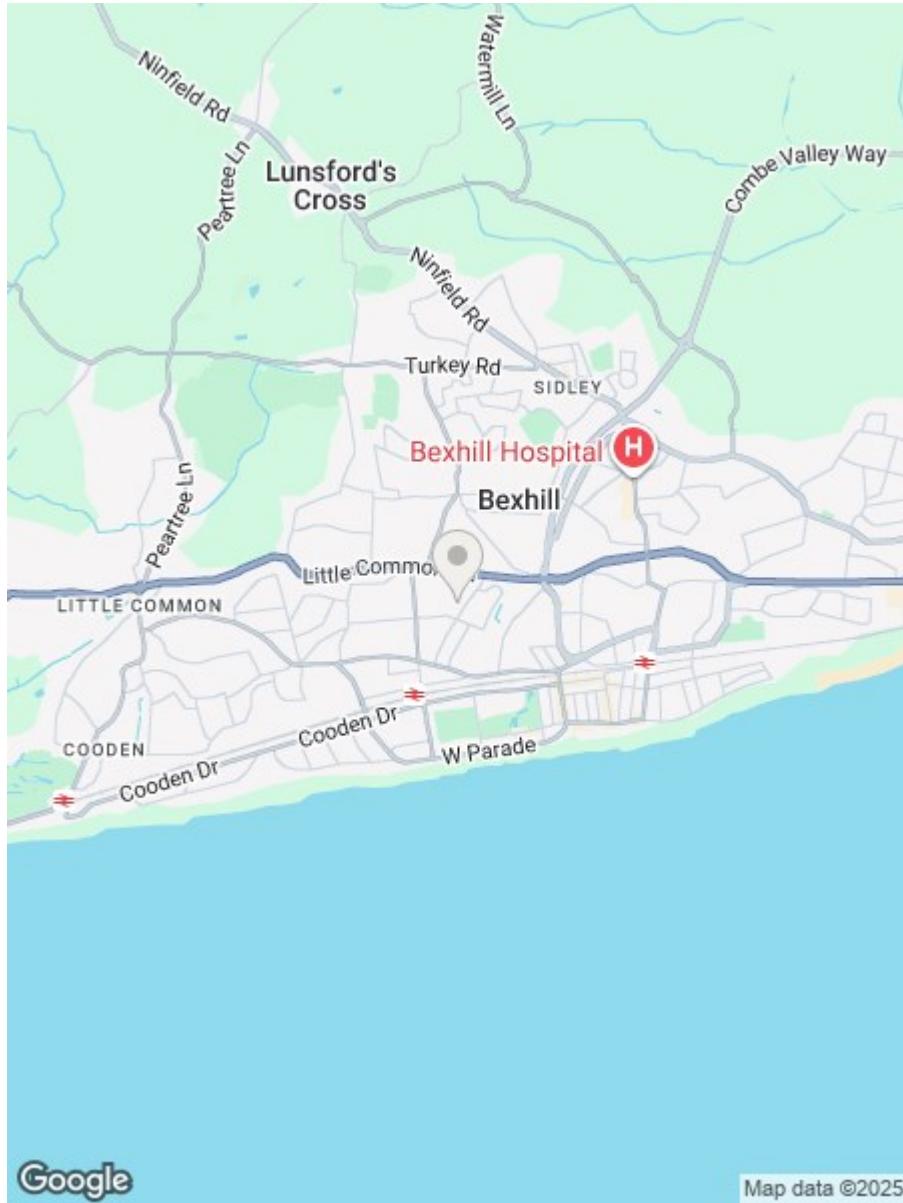
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	