

**RUSH  
WITT &  
WILSON**



**1 Buckholt Lane, Bexhill-On-Sea, East Sussex TN39 5AU  
Offers In Excess Of £180,000**

**Rarely available! Two bedroom terraced house with beautiful quiet lane location, gas central heating system, double glazed windows and doors, spacious kitchen/breakfast room, stunning private front & rear gardens. Country walks directly on your door step! Viewing comes highly recommended by Rush, Witt and Wilson Bexhill sole agents.**



**Entrance Hallway**

With entrance door leading to entrance hallway, understairs storage cupboard, single radiator.

**Living Room**

11'9 x 8'9 (3.58m x 2.67m)

Window to front elevation, single radiator.

**Kitchen/Breakfast Room**

17'5 x 10'5 (5.31m x 3.18m)

Window to rear elevation, patio door leads out to rear garden, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, space for free standing cooker, space for free standing fridge/freezer, wall mounted gas central heating and domestic hot water boiler, additional built in storage cupboard.

**First Floor Landing**

Access to roof space.

**Bedroom One**

14'3 x 8'9 (4.34m x 2.67m)

Two windows over look the front elevation on to the lane, built in wardrobe cupboard, single radiator, exposed floorboards.

**Bedroom Two**

11'6 x 10'7 (3.51m x 3.23m)

Window to rear elevation, built in wardrobe cupboards, exposed floorboards.

**Bathroom**

Suite comprising panelled bath with hand shower attachment, wc with low level flush, wall mounted wash hand basin, obscured glass window to rear elevation, heated chrome towel rail.

**Outside****Front Garden**

Beautifully landscaped with pathway to front entrance, shingled areas, made private and secluded by established shrubbery, hedging and gate.

**Rear Garden**

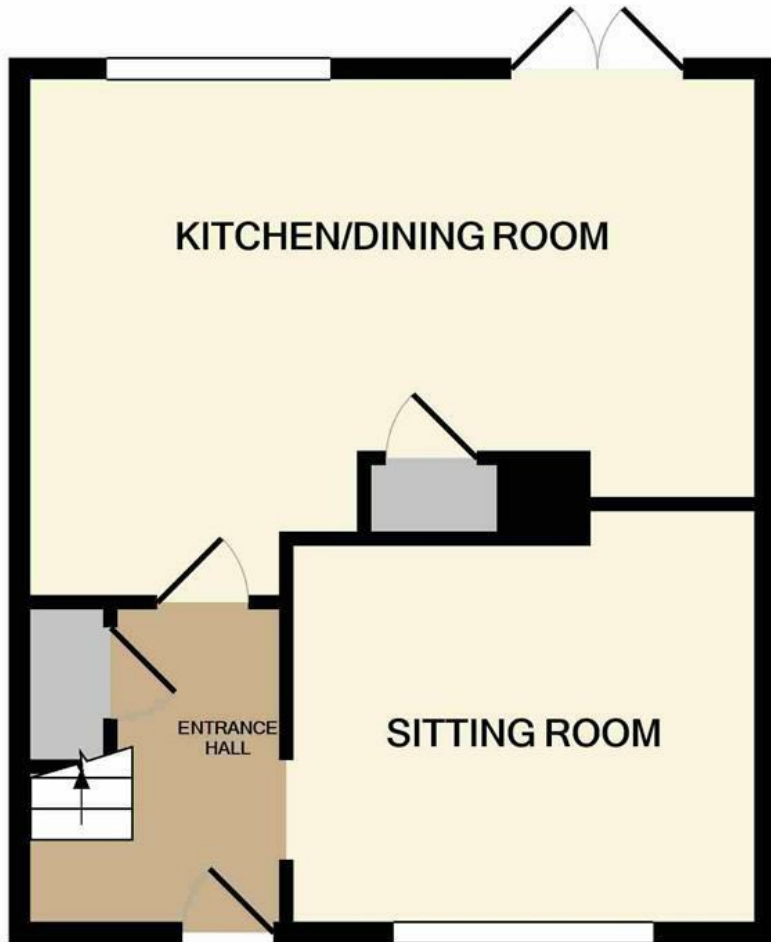
A particularly beautiful feature of the property, with a whole

host of tree, plants and shrubs of various kinds, neatly boxed with bricked paved patio areas ideal for alfresco dining, offering privacy and seclusion.

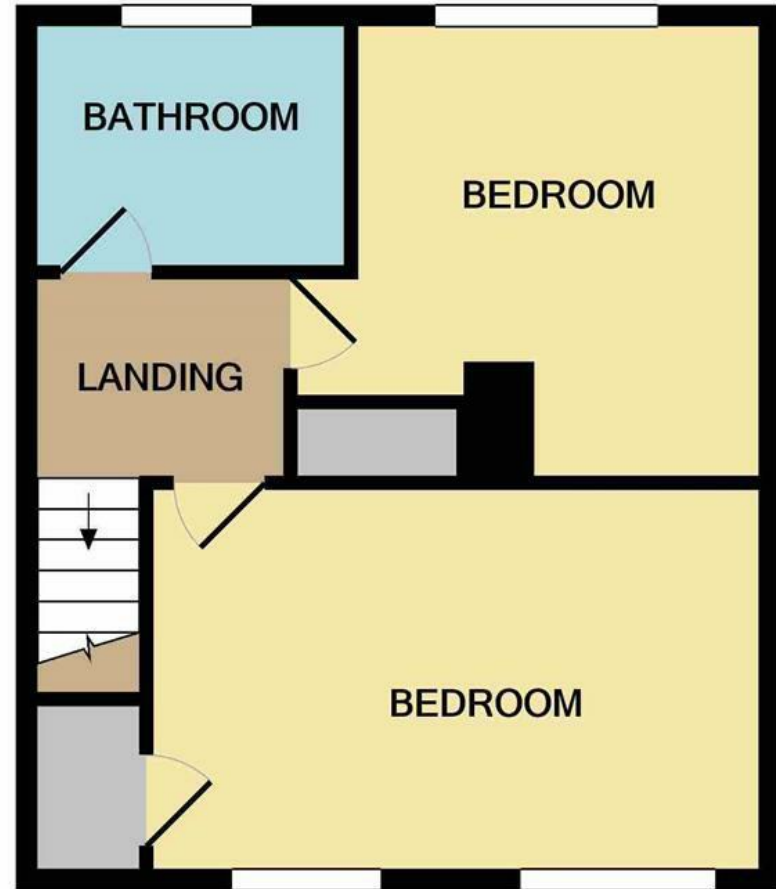
**Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested by Rush Witt & Wilson. 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.





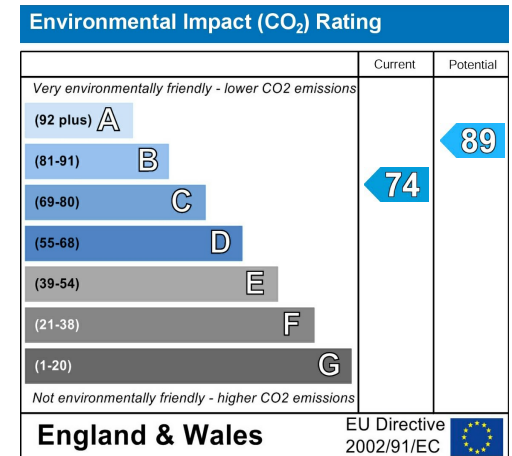
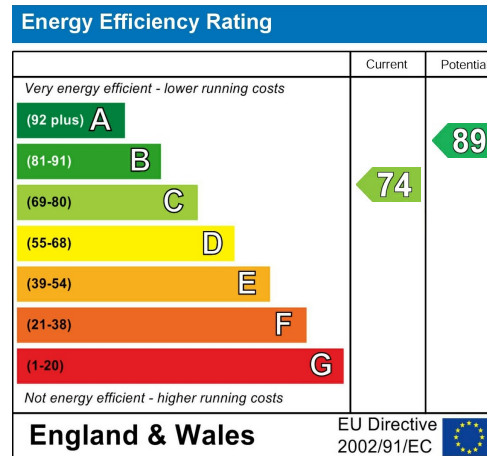
GROUND FLOOR  
 APPROX. FLOOR  
 AREA 330 SQ.FT.  
 (30.6 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 328 SQ.FT.  
 (30.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 657 SQ.FT. (61.1 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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.  
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