

**RUSH  
WITT &  
WILSON**



**85 Seabourne Road, Bexhill-On-Sea, East Sussex TN40 2SS  
£235,000**

**\* Investment Buy To Let Opportunity with tenant in situ, current rent £900 P/M \*A three bedroom terraced house, gas central heating system, double glazed windows and doors, kitchen/breakfast room, downstairs cloakroom. Viewing comes highly recommended by RWW sole agents.**



**Entrance Hallway**

With entrance door, radiator, under stairs storage area.

**Cloakroom**

WC with low level flush, corner wash hand basin, tiled splashback, obscured glass window overlooks the front elevation.

**Living Room**

13'4" x 11'7" (4.06m x 3.53m)

Window overlooks the front elevation, single radiator.

**Kitchen/Breakfast Room**

17'9" x 13'8" (5.41m x 4.17m)

Two single radiator. area for table and chairs, space for fridge/freezer, window overlooks the rear elevation with door leading to rear garden, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, space for cooker, plumbing for washing machine, space for other additional white goods.

**First Floor Landing**

Access to roof space, built in linen cupboard.

**Bedroom One**

11'9" x 13'6" (3.58m x 4.11m)

Window overlooks the rear elevation.

**Bedroom Two**

11'7" x 13'3" (3.53m x 4.04m)

Window overlooks the front elevation.

**Bedroom Three**

8'9" x 8'8" (2.67m x 2.64m)

Window to the front elevation.

**Bathroom**

Suite comprising panelled bath, wall mounted shower with chrome controls and chrome showerhead, folding screen, wall mounted wash hand basin with vanity unit beneath, wc with low level flush, single radiator, obscure glass window overlooks the rear elevation, part tiled walls.

**Outside****Front Garden**

Mainly laid to lawn with pathway leading to the front entrance.

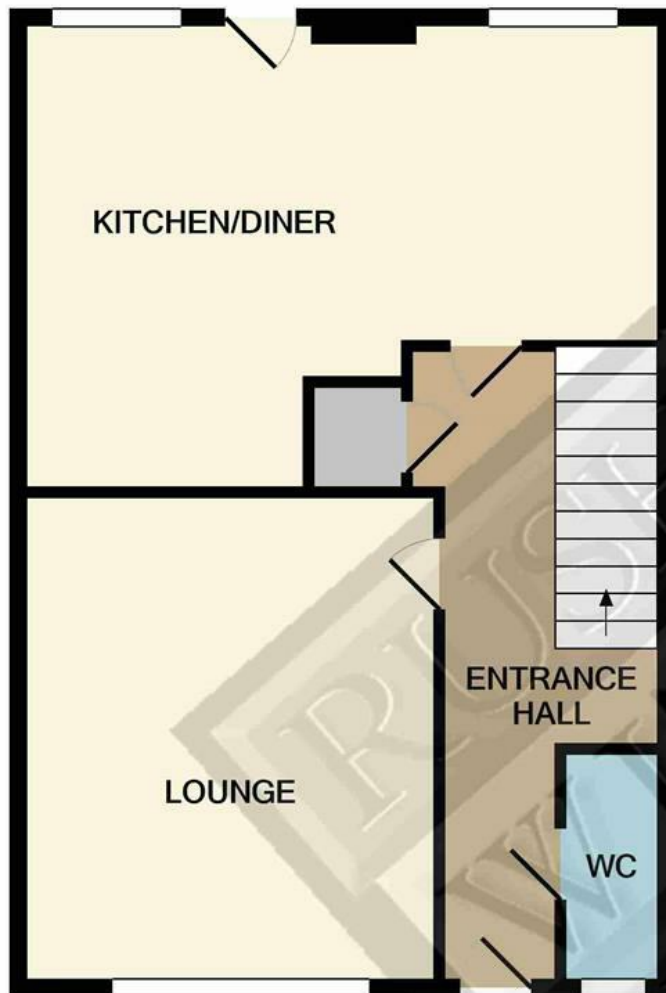
**Rear Garden**

Mature shrubbery to all side offering privacy and seclusion, patio area, outside water tap, brick built shed, rear access into garden, lawned area and pathway.

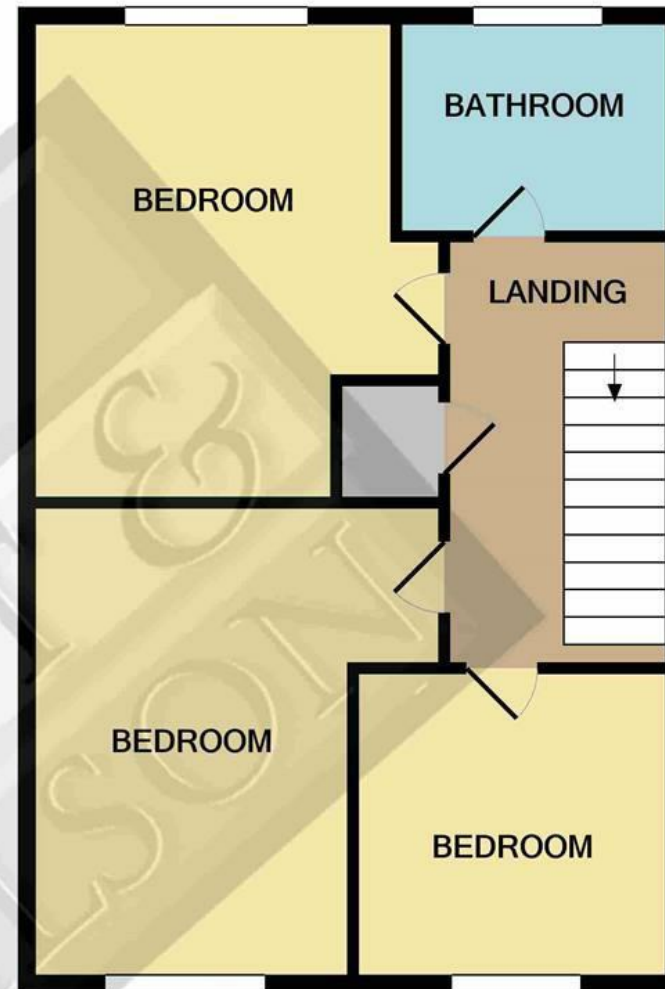
**Agents Note**

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 468 SQ.FT.  
(43.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 469 SQ.FT.  
(43.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 937 SQ.FT. (87.1 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, 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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