

**RUSH
WITT &
WILSON**



**58 Cornwall Road, Bexhill-On-Sea, East Sussex TN39 3JW
£425,000**

A beautifully presented, spacious three bedroom, terrace Victorian house arranged over three floors, original fireplaces and features throughout, exposed floorboards, gas central heating system, double glazed windows and doors, entrance lobby, kitchen/breakfast/family room, private front and rear gardens with rear access, living/dining room, beautiful full bathroom suite, additional en-suite shower rom, viewing comes highly recommended by RWW Bexhill, sole agents. Council Tax Band D.



Entrance Lobby

With entrance door with stain glass window above, coconut matting.

Entrance Hallway

Double radiator, exposed floorboards, under stairs storage cupboard.

Living Room/Dining Room

25'4" x 11'8" (7.74 x 3.56)

Bay window to the front elevation, two double radiators, two open fireplaces with ornate surrounds, built in storage cupboards, French doors lead out onto the rear garden.

Kitchen/Breakfast/Family Room

23'11" x 9'4" (7.29 x 2.85)

Two windows overlook the side elevation, French doors lead out onto the rear garden, exposed floorboards, double radiator, Fitted kitchen comprising a range of base and wall units with solid wood block worktop, one and half bowl enamel sink unit with mixer tap, plumbing for washing machine, plumbing for dishwasher, range style cooker with gas hob and ovens, space for American style fridge/freezer, exposed floorboards, breakfast bar.

First Floor Landing

Large built in storage cupboard with obscured glass window to the side elevation, gas central heating and domestic hot water boiler, under stairs storage cupboard.

Bedroom One

20'2" x 13'6" (6.16 x 4.13)

Bay windows overlook the front elevation, exposed floorboards, double radiator, cast iron fireplace with ornate surround.

Bedroom Two

14'10" x 11'4" (4.53 x 3.47)

Window to the rear elevation, cast iron fireplace with ornate surround, double radiator, fitted wardrobe cupboards.

Bathroom

Full bathroom suite comprising walk in shower with rain effect showerhead, chrome controls and hand/shower attachment, wc with low level flush, pedestal wash hand basin, panelled bath, double radiator, obscured glass window to the rear elevation, exposed painted floorboards.

Second Floor Landing

Velux window to the rear elevation, eaves storage space, wood panelling.

Bedroom Three

13'10" x 17'8" (4.23 x 5.41)

Velux window to the rear elevation, eaves storage cupboard, window to the front elevation.

En-Suite

Comprising walk in shower with chrome controls and chrome showerhead, wc with low level flush, pedestal mounted wash hand basin with tiled splashback, heated towel rail.

Outside

Front Garden

Retaining walls, pathway leads to the front entrance.

Rear Garden

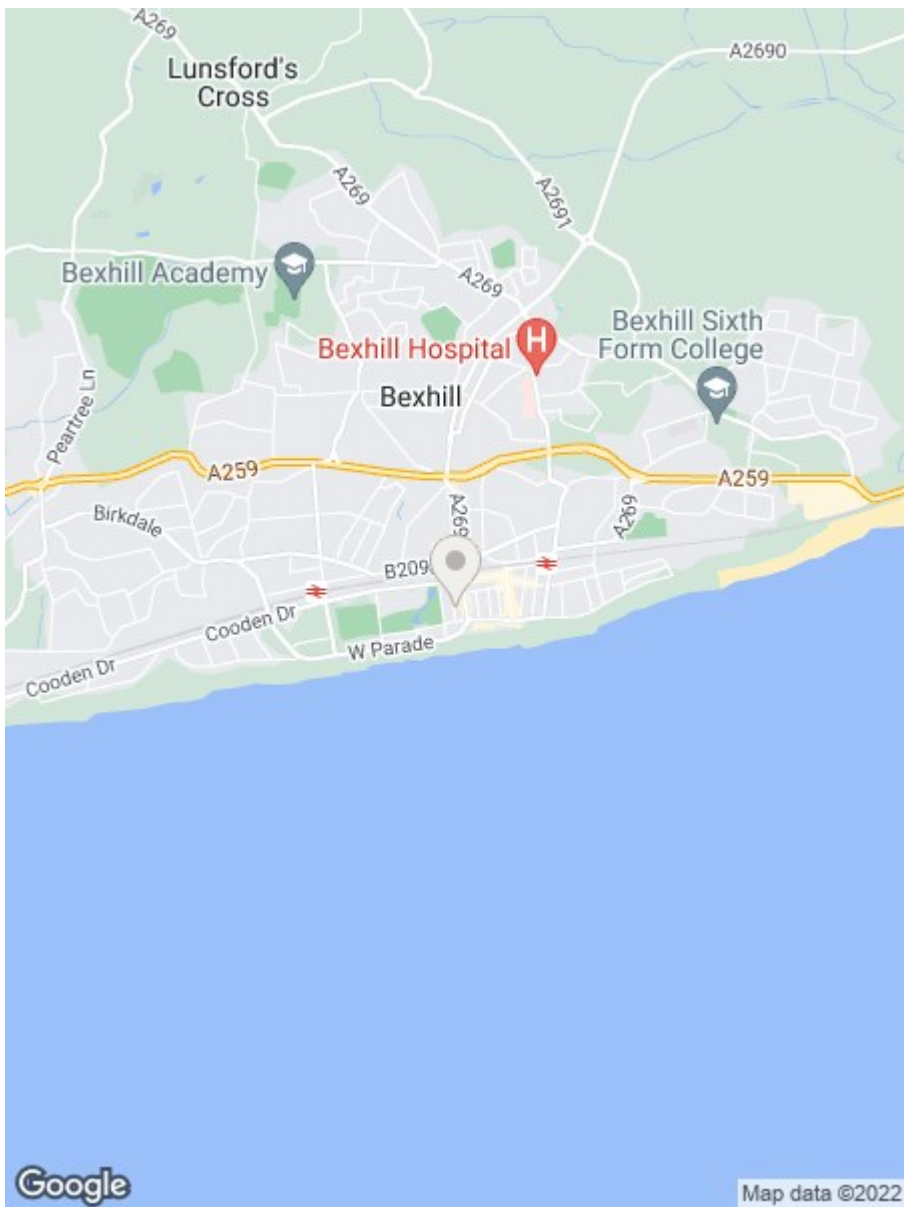
Predominantly decked with low maintenance in mind, enclosed with a combination of retaining walls and fencing, rear access is available, well stocked shrub and flowerbeds, large timber framed workshop with double opening doors.

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.







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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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