

**RUSH  
WITT &  
WILSON**



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

**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.

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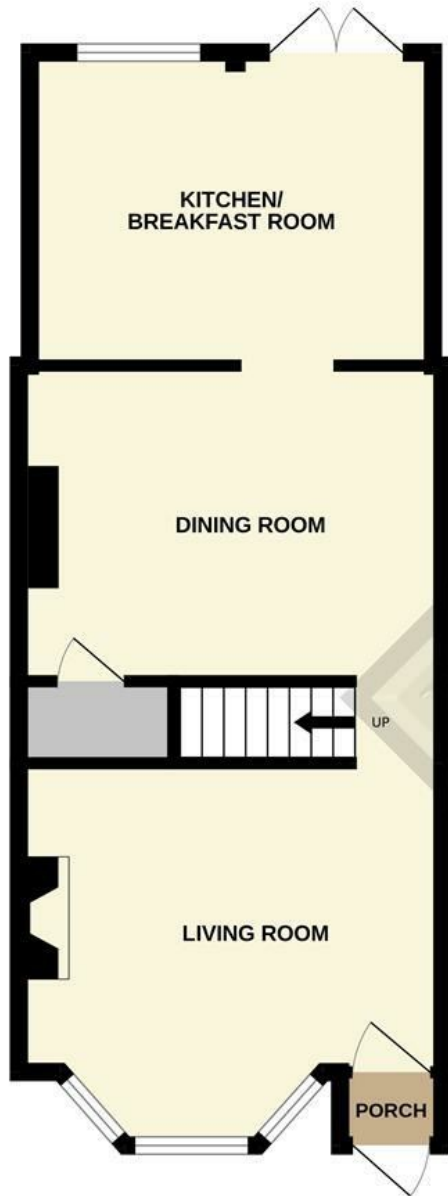
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4. VAT: The VAT position relating to the property may change without notice.

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GROUND FLOOR  
454 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.

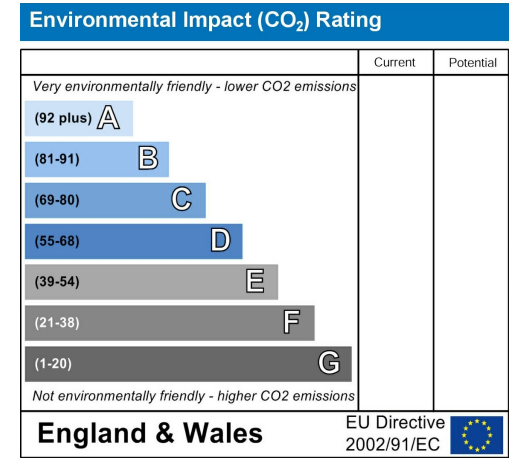
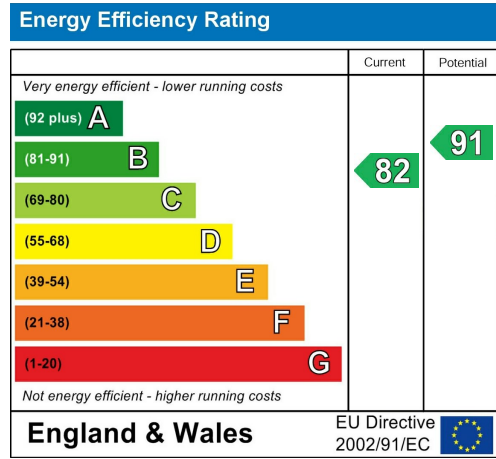
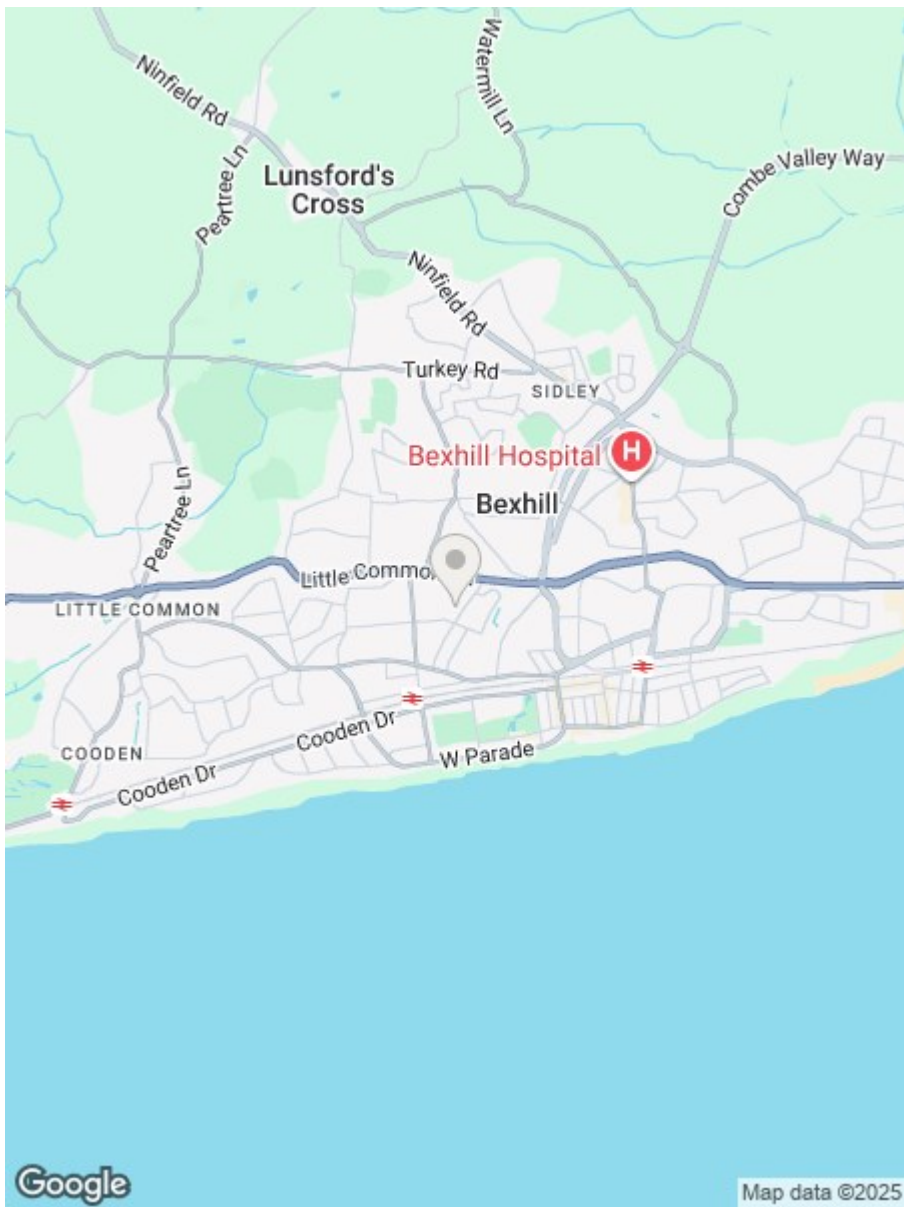


GARDEN STUDIO  
144 sq.ft. (13.3 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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