

**RUSH  
WITT &  
WILSON**



**23 Scholars Walk, Bexhill-On-Sea, East Sussex TN39 5GA**  
**£339,000**

**A spacious four bedroom town house arrange over three floors, two bathrooms, garage, gas central heating system, double glazed windows and doors, downstairs cloakroom, private front and south facing rear garden, NO CHAIN. Viewing comes highly recommended by RWW sole agents.**



**Entrance Hall**

Entrance door, double radiator.

**Cloakroom**

W/C low level flush, peddle stall wash hand basin, single radiator, large built in cloaks cupboard

**Kitchen**

10'2" x 7'8" (3.12 x 2.35)  
Window to the front elevation, fitted kitchen with a range of wall and base units with laminate straight edge work tops, one half bowl single drainer sink with mixer tap, integrated oven & grill with gas hob, extractor canopy and light, built in fridge/freezer, built in dishwasher, integrated washing machine, tiled floor, tiled splashbacks.

**Living Room**

13'9" x 15'5" (4.21 x 4.71)  
French doors lead out onto south facing rear garden, two double radiators, seating area for table and chairs.

**First Floor Landing**

Single radiator, built in cupboard.

**Bedroom One**

15'3" x 10'8" (4.67 x 3.27)  
Windows overlooking southerly elevation and rear garden, radiator, built in wardrobe cupboards.

**En-Suite Shower Room**

Suite comprising walk in shower cubical with chrome controls and chrome shower head, w/c low level flush, peddle stall wash hand basin, single radiator.

**Bedroom Two**

15'4" x 9'10" (4.69 x 3.0)  
Two windows overlook front elevation, single radiator.

**Second Floor Landing**

Access to loft space, single radiator.

**Bedroom Three**

15'4" x 10'7" (4.68 x 3.23 )  
Window to the front elevation, single radiator.

**Bedroom Four**

15'4" x 10'6" (4.68 x 3.22)  
Window to the rear elevation, single radiator.

**Bathroom**

Suite comprising panelled bath with hand shower attachment, w/c low level flush, peddle stall wash hand basin, tiled splashback, single radiator.

**Outside**

**Front Garden**

Mainly laid to lawn with flower bed, paved path to front entrance

**Rear Garden**

Rear south facing garden coming mainly laid to lawn, rear access is available, fencing enclosed to all sides, patio area.

**Garage**

En-bloc, up and over door

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

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

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