

**RUSH  
WITT &  
WILSON**



**65 Seabourne Road, Bexhill-On-Sea, East Sussex TN40 2SS  
£325,000**

**A well presented three bedroom semi-detached house with extensive off road parking to the side, corner plot, two reception rooms, upvc conservatory, double glazed throughout, gas central heating system, downstairs cloakroom, private front and rear gardens, viewing comes highly recommended by RWW sole agents, VACANT POSSESSION.**



### **Entrance Hallway**

With entrance door, single radiator, built in storage cupboard.

### **Cloakroom**

WC with low level flush, wall mounted wash hand basin, half height wall tiling, obscured glass window to the front elevation.

### **Living Room**

13'5" x 11'8" (4.10 x 3.56)

Window to the front elevation, single radiator.

### **Dining Room**

12'7" x 9'8" (3.86 x 2.95)

Double radiator.

### **Conservatory**

10'7" x 7'8" (3.24 x 2.35)

Overlooking the rear garden, with French doors, large built in storage cupboard.

### **Kitchen**

8'10" x 7'9" (2.71 x 2.37)

Window to the rear elevation, 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, ceramic hob, built in oven and grill with integrated microwave oven, space for fridge/freezer, extractor canopy and light, tiled splashbacks.

### **First Floor Landing**

Window to the side elevation, access to roof space, built in linen cupboard.

### **Bedroom One**

11'2" x 15'5" (3.42 x 4.70)

Window to the rear elevation, fitted bedroom furniture comprising wardrobes, drawers, bedside cabinets, glass shelves and additional storage.

### **Bedroom Two**

12'1" x 12'11" (3.69 x 3.95)

Window to the front elevation.

### **Bedroom Three**

8'11" x 8'10" (2.73 x 2.70)

Windows to the front elevation.

### **Bathroom**

Suite comprising walk in shower with chrome showerhead and controls, wc with low level flush, pedestal mounted wash hand basin, double radiator, fully tiled walls, obscure glass window to the rear elevation.

### **Outside**

#### **Front Garden**

Mainly laid to lawn with shingled low maintenance areas, shrubs, plants and hedging, all enclosed with picket fencing to all sides.

#### **Rear Gardens**

Mainly laid to lawn, all enclosed with picket fencing and shrubbery, extensive off road parking is to be found on brick paved parking areas for several vehicles.

#### **Side Garden & Extensive Off Road Parking**

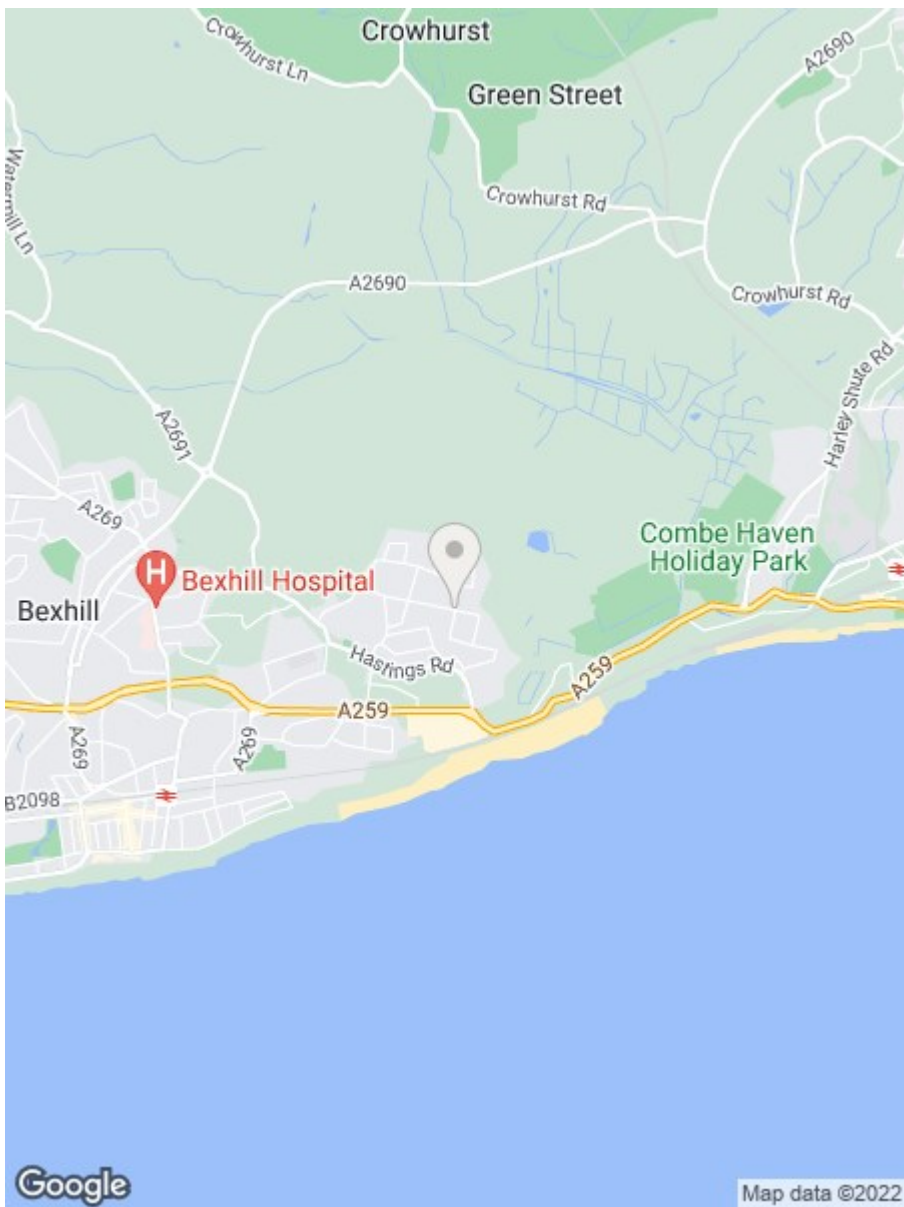
Mainly patioed with low maintenance in mind, perfect for alfresco dining, mature shrubs, plants and flowers of various kinds, all enclosed with fencing, timber framed shed.

#### **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) <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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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