

**RUSH
WITT &
WILSON**



**29 Little Common Road, Bexhill-On-Sea, East Sussex TN39 4HU
£235,000**

A beautifully presented two bedroom terraced cottage style house with two reception rooms, wood burning stove in living room, gas central heating system with recently installed boiler, exposed floorboards, attic room/ potential office/ potential bedroom three, double glazed windows and doors, original fireplaces, vacant possession, private front & rear gardens, situated just off the attractive Downs Bexhill. Viewing highly recommended by RWW sole agents.



Entrance Hall

With entrance door, single radiator.

Living Room

12'4 x 10'4 (3.76m x 3.15m)

Window to the front elevation with pleasant views over the Downs, double radiator, bricked fireplace with wood burning stove.

Dining Room

13'6 x 13'6 (4.11m x 4.11m)

Window to the rear elevation, double radiator, exposed floorboards, under stairs storage cupboard, open fireplace with tiled surround and hardwood mantle.

Kitchen

12'4 x 7'2 (3.76m x 2.18m)

Two windows overlook the side elevation, door to rear garden, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer stainless steel sink unit, plumbing for washing machine, space for tumble dryer, space for fridge, freestanding cooker with gas hob, double oven with grill, extractor canopy and light, wall mounted recently installed combination boiler supplying domestic hot water and gas central heating, tiled splashbacks and tiled floor.

First Floor Landing

Double radiator.

Bedroom One

13'6 x 12'4 (4.11m x 3.76m)

Window to the front elevation, single radiator, laminate flooring, original cast iron fireplace.

Bedroom Two

10'6 x 7'8 (3.20m x 2.34m)

Window to the rear elevation, double radiator, built in wardrobe cupboard, hatch through to converted loft space with drop down ladder.

Attic Room/ Potential Office/ Bedroom Three

13'7 x 11'9 (4.14m x 3.58m)

With Velux windows to both the front and rear elevations, excellent office/hobby room, with potential to convert into third bedroom subject to the usual planning regulations, feature brick wall, eaves storage space to both sides.

Bathroom

Suite comprising ornate bath, pedestal wash hand basin, wc with low level flush, original cast iron fireplace, obscured glass window to the rear elevation, wall mounted electric shower unit with controls and shower head.

Outside**Front Garden**

Screened neatly with hedging, cast iron gate, chipped stoned for low maintenance.

Rear Garden

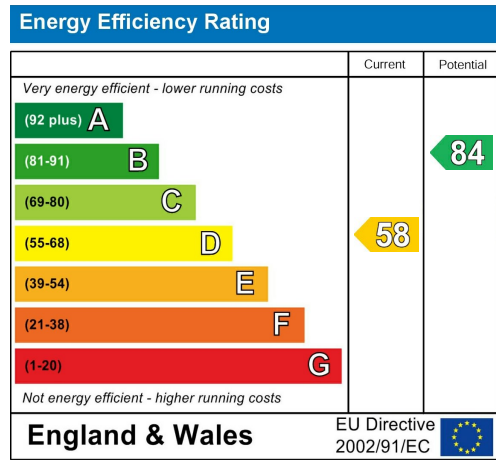
South facing, designed with a beautiful decked area for alfresco dining, leading onto a patio area with two timber framed sheds, gate to the rear, well stocked raised shrub and flowerbeds, outside water tap.

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.







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