

**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
<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		
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(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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