

**RUSH  
WITT &  
WILSON**



**19 Camperdown Street, Bexhill-On-Sea, East Sussex TN39 5BE  
£199,950**

**A two bedroom end of terrace house with gas central heating system, double glazed windows and doors, kitchen/breakfast room, first floor bathroom, private front and south facing rear garden, viewing is recommended by RWW sole agents.**



**Entrance Hall**

With entrance door, double radiator.

**Living Room**

14'4 x 13'2 (4.37m x 4.01m)

Bay window to the front elevation, real flame gas fire with ornamental surround, double radiator, laminate wood flooring, under stairs storage area.

**Kitchen/Breakfast Room**

15'10 x 8'10 (4.83m x 2.69m)

Window to the rear southerly elevation overlooking the rear garden with door, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, double radiator, space for fridge and freezer, space for cooker, plumbing for washing machine, wall mounted gas central heating and domestic hot water boiler, partly tiled walls.

**First Floor Landing**

Access to roof space.

**Bedroom One**

13'6 x 8'10 (4.11m x 2.69m)

Window to the front elevation, single radiator, fitted shower cubicle with electric shower unit, controls and showerhead.

**Bedroom Two**

12'10 x 8'4 (3.91m x 2.54m)

Window to the rear elevation, single radiator.

**Bathroom**

Suite comprising panelled bath, WC with low level flush, pedestal wash hand basin, single radiator, half height wall tiling, obscure glass window overlooks the rear elevation.

**Outside****Front Garden**

Small in size with retaining wall, wrought iron gate with pathway to front entrance.

**Rear Garden**

South facing, mainly laid to lawn, all enclosed with fencing to all sides, raised patio area, timber framed shed, outside water tap.

**Agents Note**

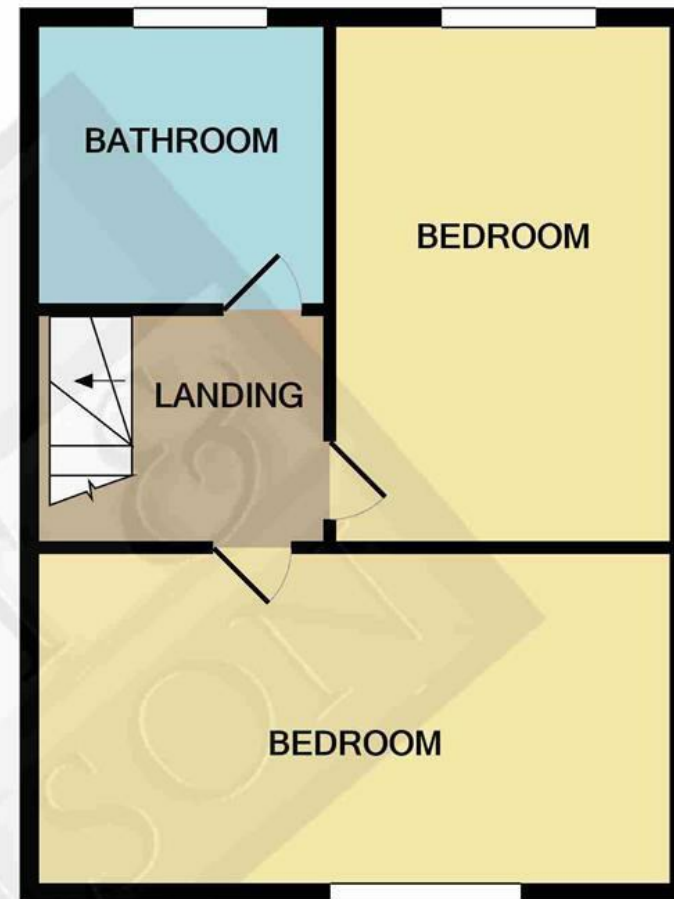
None of the services or appliances mentioned in these sale particulars have been tested.

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.



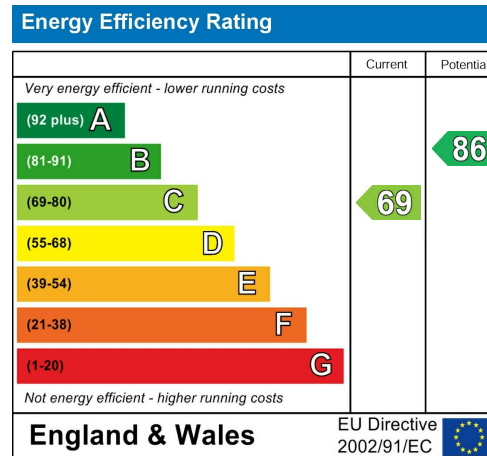


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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