

**RUSH  
WITT &  
WILSON**



**10 Tiverton Drive, Bexhill-On-Sea, East Sussex TN40 2JH  
Offers In Excess Of £310,000 Freehold**



**A three bedroom semi detached house, situated in this sought after location of Bexhill, within close proximity to Bexhill Sixth Form College, and only 0.9 miles from Bexhill Town Centre and train station, which offers direct links to London Victoria and Ashford International. Internally, the property comprises, living room, modern kitchen, cloakroom, three bedrooms and family bathroom. Other internal benefits include gas central heating system and double glazed windows and doors. Externally, the property boasts off road parking for multiple vehicles, garage and a private rear garden. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents.**



**Entrance Hallway**

Entrance door to the front elevation, stairs rising to the first floor, doors off to the following:

**Living Room**

23'5 x 12'7 (7.14m x 3.84m)

Double glazed doors with views and access onto the rear garden, additional double glazed window overlooking the rear garden, two double radiators.

**Kitchen**

11'1 x 7'10 (3.38m x 2.39m)

A modern fitted kitchen with a range of matching wall and base level units, laminate straight edge worktop surfaces, space for freestanding cooker, extractor canopy, one and a half bowl sink with side drainer and mixer tap, integral dishwasher, tiled splashbacks, double glazed window to the front elevation.

**Cloakroom/WC**

Low level wc, wash hand basin with mixer tap.

**First Floor**

**Landing**

Doors off to the following:

**Bedroom One**

13'8 x 11'10 (4.17m x 3.61m)

Double glazed window, radiator.

**Bedroom Two**

11'1 x 9'10 (3.38m x 3.00m)

Double glazed window, radiator.

**Bedroom Three**

14'0 x 7'10 (4.27m x 2.39m)

Double glazed window, radiator.

**Family Bathroom**

A modern suite comprising low level wc, claw foot bath with chrome mixer tap, chrome hand held shower attachment, pedestal mounted wash hand basin with mixer tap.

**Shower Room**

Modern walk in shower cubicle with wall mounted shower controls, chrome shower attachment and shower head.

**Outside**

**Front Garden**

Driveway providing off road parking for multiple vehicles, area of garden laid to lawn.

**Integral Garage**

Up and over door.

**Rear Garden**

Well maintained and mainly laid to lawn with patio area suitable for alfresco dining and entertaining, comes enclosed to all sides with fencing offering privacy and seclusion.

**Agents Note**

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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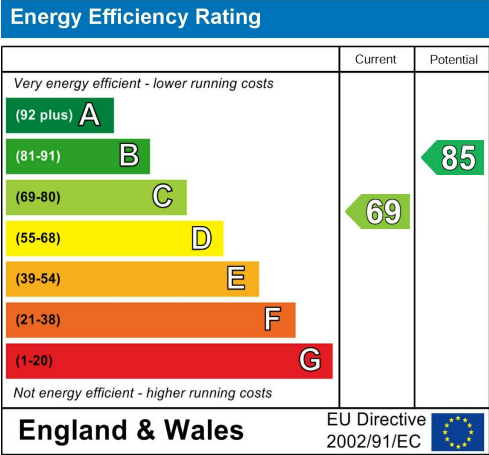
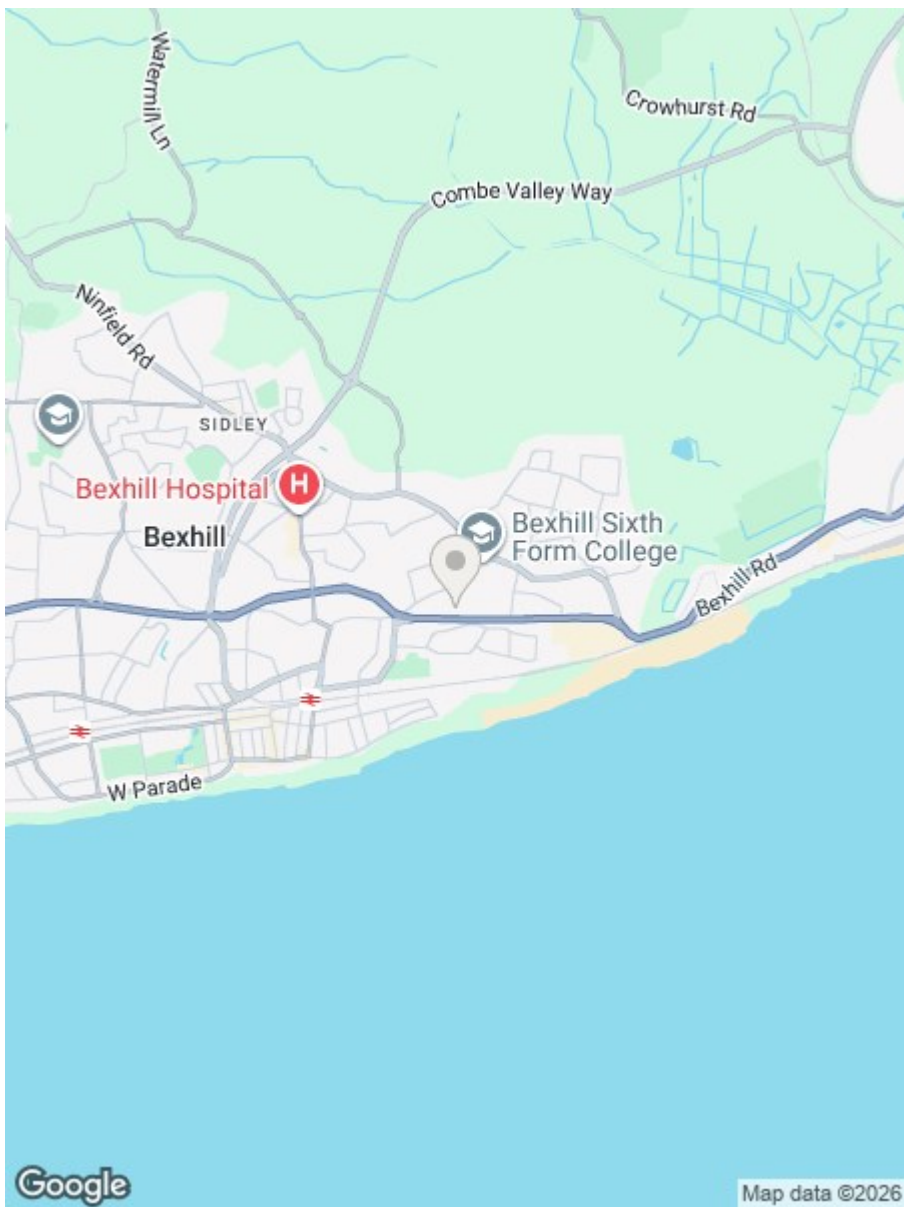
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**Residential Estate Agents**  
**Lettings & Property Management**



**3 Devonshire Road**  
**Bexhill-on-Sea**  
**East Sussex**  
**TN40 1AH**  
**Tel: 01424 225588**  
**bexhill@rushwittwilson.co.uk**  
**www.rushwittwilson.co.uk**