

**RUSH  
WITT &  
WILSON**



**13 St. James Road, Bexhill-On-Sea, East Sussex TN40 2DE  
£310,000**

**A spacious semi-detached two/three bedroom character house built in 1919, retaining many of its original features throughout. The accommodation comprises living room, dining room, modern fitted kitchen, downstairs cloakroom and bathroom. On the second floor there are two/three bedrooms, the third bedroom currently being used as a further bathroom which could be easily converted back. Other benefits include gas central heating system, private front and southerly rear garden, off road parking and garage. Viewing is highly recommended by Rush Witt & Wilson, Sole Agents.**



### **Entrance Hallway**

Entrance door, single radiator, exposed floorboards.

### **Dining Room**

14'9 x 11'8 (4.50m x 3.56m)

Bay window overlooks the front elevation, double radiator, exposed floorboards.

### **Living Room**

15'4 x 11'9 (4.67m x 3.58m)

Window to the rear elevation, double radiator, open fireplace, exposed floorboards, two large storage cupboards, one used as a pantry.

### **Kitchen**

9'8 x 7'6 (2.95m x 2.29m)

Window overlooks the side elevation with door to rear garden. Fitted kitchen comprising a range of base and wall units with laminate worktop, single drainer sink unit with mixer tap, space for cooker, plumbing for dishwasher and washing machine, tiled splashbacks and inner lobby.

### **Cloakroom**

Wc with low level flush, obscure glass window to the side elevation.

### **Bathroom**

Suite comprising panelled bath with hand shower attachment, pedestal wash hand basin, wall mounted gas central heating and domestic hot water boiler. NOTE: The downstairs bathroom could become part of the kitchen to create a spacious kitchen/diner, offering a lovely light airy kitchen diner and retaining the bathroom upstairs if preferred.

### **First Floor**

#### **Landing**

Access to roof space.

#### **Bedroom One**

12'10 x 12'5 (3.91m x 3.78m)

Two windows overlook the front elevation, double radiator, built-in wardrobe cupboard

#### **Bedroom Two**

11'11 x 10'2 (3.63m x 3.10m)

Window to the rear elevation, double radiator.

### **Bedroom Three/Bathroom**

8'6 x 7'7 (2.59m x 2.31m)

Window to the rear elevation, wc with low level flush, pedestal wash hand basin (these can be easily removed to provide a third bedroom if required).

### **Outside**

#### **Front Garden**

Mainly laid to lawn with off road parking and mature shrubs, plants and trees of various kinds.

#### **Rear Garden**

Southerly aspect garden and is mainly laid to lawn and is extensive in size and secluded by mature hedging to all sides and offering privacy and seclusion. There is an outside water tap and side gate.

#### **Garage**

Up and over door, window to the rear and personal door to the side and is predominately used for a workshop.

#### **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.

Council Tax Band – C

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



GROUND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.

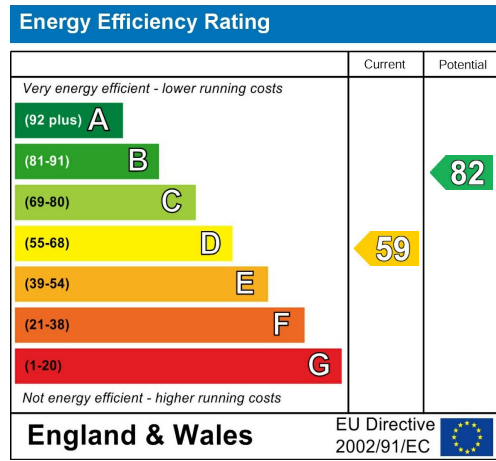
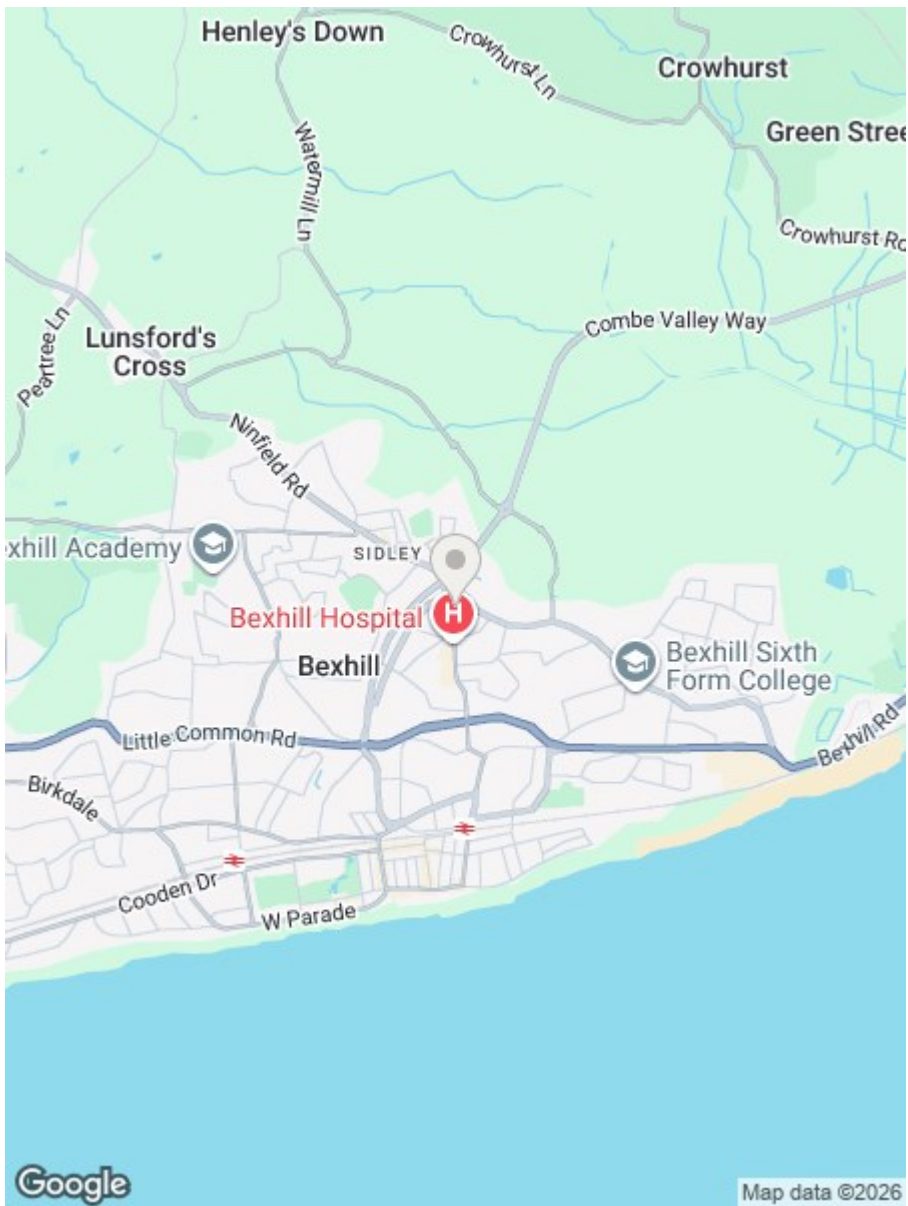


1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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WITT &  
WILSON**

**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