

**RUSH  
WITT &  
WILSON**



**10 Mitten Road, Bexhill-On-Sea, East Sussex TN40 1QL  
Guide Price £369,950**

Rush Witt & Wilson are delighted to welcome to the market this three/ four bedroom detached character property ideally located within very close distance to Bexhill Town Centre. Boasting many original character features such as fireplaces, cornicing and sash windows the property comprises a spacious bay fronted lounge, kitchen/breakfast room, bay fronted dining room/bedroom, utility room, w.c. and cellar all to the ground floor. Whilst to the first floor there is a further three double bedrooms, modern fitted shower room and modern fitted family bathroom. Externally the property offers a south facing rear garden and large low maintenance front and side gardens. Conveniently situated within walking distance to Bexhill Town Centre, mainline rail station, seafront and main bus routes, viewing comes highly recommended to appreciate this spacious character property in this sought after and convenient location.



### **Entrance Porch**

Set of double doors leading to entrance porch with fitted shelving and obscure glass panelled door leading to:

### **Hallway**

Radiator, stairs leading to first floor, side aspect obscured double glazed window.

### **Lounge**

17'1" x 13'9" (5.23m x 4.21m )

Front aspect bay window with original sash windows, radiator, feature character fireplace with open fire and ornamental surround.

### **Kitchen/Breakfast Room**

11'9" x 11'10" (3.59m x 3.62m )

Side aspect sash window, radiator. Modern fitted kitchen with a range of matching wall and base level units with roll top laminated work surfaces, integrated electric oven, worktop mounted electric hob with fitted stainless steel extractor above, space for American style fridge/freezer, built-in larder which has a side aspect window with a large range of fitted shelving, overhead cupboard housing the gas central heating boiler, part tiled walls, exposed brick chimney breast. Door leading through to the utility room.

### **Utility Room**

7'1" x 6'5" (2.17m x 1.98m )

Side aspect window, rear aspect double glazed glass panelled door giving access to the side of the property. Fitted base unit with fitted stainless steel single sink and drainer with mixer tap, plumbing space for washing machine, additional wall unit with fitted shelving with storage space or space for tumble dryer, door leading through to ground floor w.c. and door to the cellar.

### **Ground Floor WC**

Low level w.c., part tiled walls, extractor fan and recessed ceiling spotlight.

### **Cellar**

Door leading down steps to the cellar housing electric consumer unit, electric meter and storage space.

### **Ground Floor Bedroom/Reception Room**

12'3" x 10'9" (3.73m x 3.28m)

Rear aspect double glazed bay window, radiator, fitted wardrobe with sliding mirrored doors and hanging space and shelving, feature fireplace with fitted electric fire.

### **First Floor Half Landing**

#### **Shower Room**

Side aspect obscured window. Modern fitted shower room which comprises low level w.c., wall mounted wash hand basin with mixer tap and a walk-in shower cubicle with wall mounted electric power shower, fully tiled walls, extractor fan and recessed ceiling spotlight, wall mounted heated chrome towel rail.

#### **First Floor Landing**

Side aspect sash window, radiator, access to loft space.

#### **Bedroom One**

17'2" x 13'5" (5.24m x 4.11m )

Front aspect bay window with original sash windows, radiator, character feature fireplace with working open fire, fitted unit with a range of fitted shelving.

#### **Bedroom Two**

13'0" x 10'9" (3.96m x 3.28m )

Rear aspect sash windows, radiator, ornamental feature character fireplace, two fitted wardrobes with sliding mirrored doors with a range of hanging space and shelving.

#### **Bedroom Three**

11'11" x 11'9" (3.65m x 3.60m )

Side aspect sash window, radiator, airing cupboard housing the hot water cylinder with slatted shelving and storage cupboard above, overhead cupboard door giving access to loft space which provides ample storage.

#### **Family Bath/Shower Room**

Front aspect sash window, radiator. Modern fitted bathroom suite comprising free standing bath with mixer tap and shower attachment, low level w.c., vanity unit with wash hand basin and mixer tap, fitted bathroom cabinet, walk-in shower cubicle with electric power shower and shower attachment, part tiled walls.

### **Outside**

#### **Side Garden**

Mainly laid with crazy paving, mature plant and shrub borders, outside store room, archway leading through to the rear garden.

### **Rear Garden**

South facing rear garden which is mainly laid to lawn with mature plant and shrub borders, bordered by close board fencing, small door giving access to an additional cellar. The vendor has advised the gardens are undergoing some clearing and maintenance.

### **Front Of Property**

Double gate giving access to the front of the property with a large front garden which is concrete laid with a small raised timber decking area but a suitable space for a potential garden shed. Mature shrub and hedge borders.

### **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.

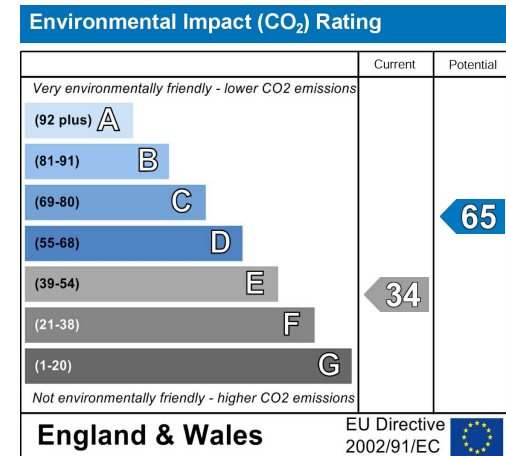
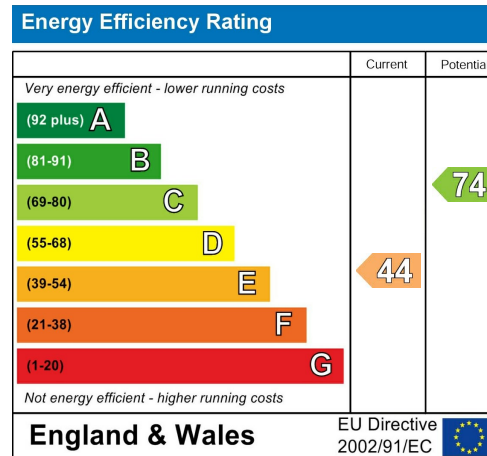




GROUND FLOOR



1ST FLOOR



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