

**RUSH  
WITT &  
WILSON**



**35 Kinver Lane, Bexhill-On-Sea, East Sussex TN40 2SB  
£265,000**

**A spacious three bedroom terraced family house with garage, kitchen/breakfast room, downstairs cloakroom, double glazed windows and doors, gas central heating system, private front and rear gardens, sea views to the rear, VACANT POSSESSION, viewing comes highly recommended by RWW Bexhill sole agents.**



**Entrance Hall**

With entrance door, double radiator.

**Cloakroom**

WC with low level flush, corner wash hand basin, tiled splashback, obscured glass window to the front elevation.

**Living Room**

13'1 x 11'8 (3.99m x 3.56m)

Window to the front elevation, single radiator.

**Kitchen/Breakfast Room**

17'6 x 13' (5.33m x 3.96m)

Window to the rear elevation, double radiator, door leads out to patio, built in meters cupboard, space for table and chairs, fitted kitchen comprising a range of base and wall units with laminate worktops, single drainer sink unit, integrated oven and grill with electric hob, extractor canopy and light, plumbing for washing machine.

**First Floor Landing**

Access to roof space, built in linen cupboard.

**Bedroom One**

13'3 x 11'6 (4.04m x 3.51m)

Window to the front elevation, single radiator.

**Bedroom Two**

11'8 x 13'3 (3.56m x 4.04m)

Window to the rear elevation, single radiator.

**Bedroom Three**

9'3 x 8'8 (2.82m x 2.64m)

Window to the front elevation, single radiator.

**Bathroom**

Suite comprising panelled bath, wall mounted electric shower unit with controls, wc with low level flush, pedestal mounted wash hand basin, single radiator, part tiled walls, obscured glass window overlooks the rear elevation.

**Outside****Front Garden**

Mainly laid to lawn with pathway to front entrance.

**Rear Garden**

Southerly aspect with patio, lawned area, enclosed with fencing, brick built storage shed.

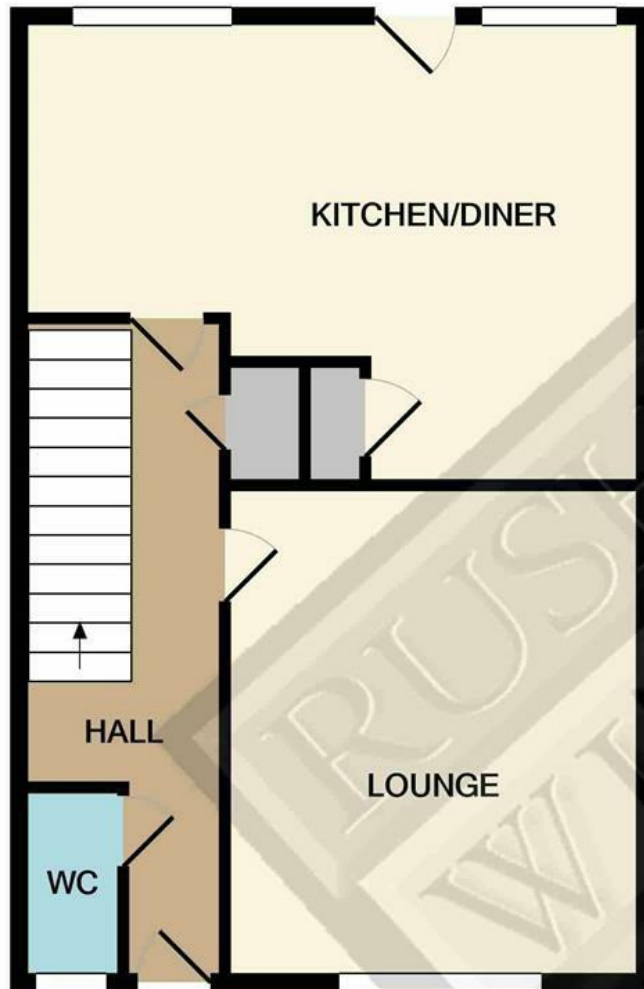
**Garage**

En-Bloc with up and over door.

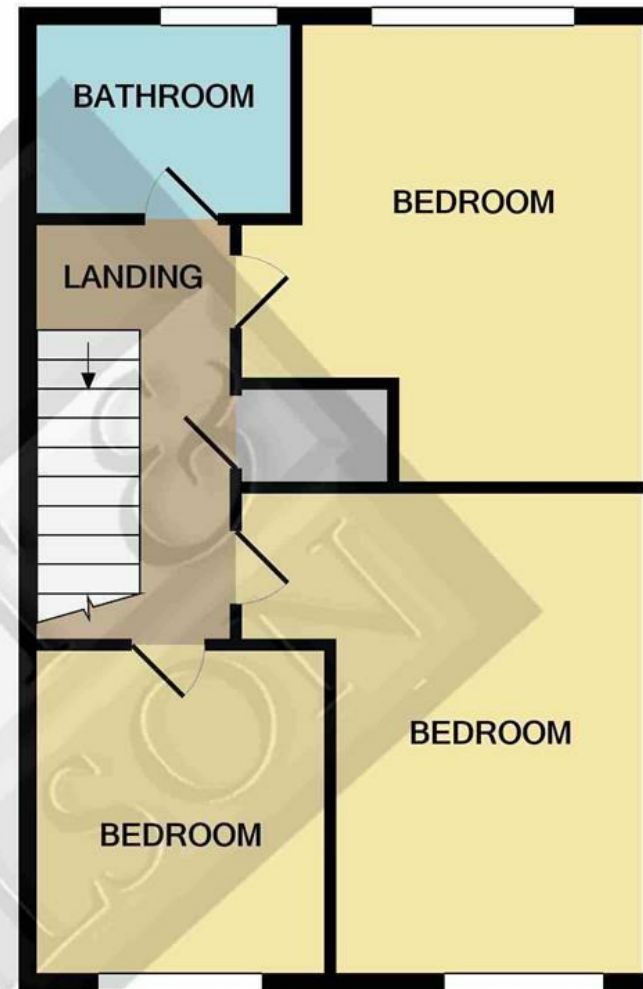
**Agents Note**

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.





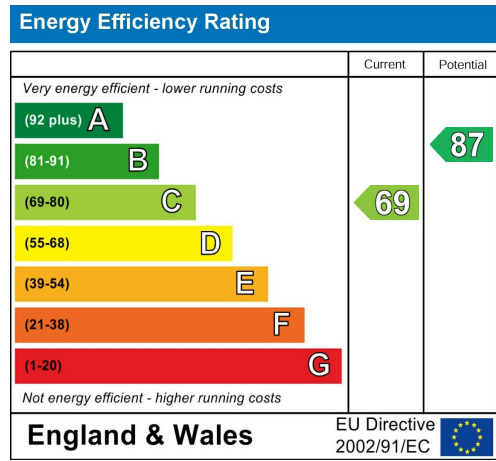
GROUND FLOOR  
APPROX. FLOOR  
AREA 445 SQ.FT.  
(41.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 445 SQ.FT.  
(41.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 889 SQ.FT. (82.6 SQ.M.)

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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