April Cottage, 29 Plemont Gardens, Bexhill-On-Sea, East Sussex TN39 4HH
Offers In Excess Of £375,000 Freehold

A charming three bedroom detached older style house, situated in this sought after residential location of Bexhill. Offering bright and spacious accommodation throughout, the property comprises, fitted kitchen, living room, dining room, three double bedrooms, family bathroom and separate WC Other internal benefits include gas central heating system and double glazed windows and doors throughout. Externally, the property boasts stunning private front and rear gardens, off road parking and garage. Viewing comes highly recommended by Rush Witt & Wilson, sole agents.

Entrance Hallway
Entrance door, window to side elevation, double radiator.

Living Room
19'6 x 13'3 (5.94m x 4.04m)
Bay window to the front elevation, window to side, two double radiators, brick fireplace.

Dining Room
12'8 x 10'7 (3.86m x 3.23m)
Window to side elevation, single radiator, understairs storage cupboard.

Bedroom Three/Breakfast Room
11'11 x 12'2 (3.63m x 3.71m)
French doors to the rear garden, window to side, single and triple radiator.

Kitchen
12'3 x 9'6 (3.73m x 2.90m)
Fitted kitchen comprising a range of base and wall units with laminate worktops, one and a half bowl single drainer sink unit with mixer tap, plumbing for washing machine, integrated fridge, space for under counter freezer, integrated oven and grill with gas hob, two windows to the rear elevation, wall mounted gas central heating and domestic hot water boiler, tiled floor and larder cupboard with obscure glass window to the front elevation.

First Floor

Landing
Access to roof space, built-in wardrobe cupboards, doors off to the following:

Bedroom One
13'1" x 12'11" (4.01m x 3.96m)
Bay window to front elevation, single radiator, built-in cupboards, brick fireplace, fitted wardrobes.

Bedroom Two
12'0" x 9'8" (3.67m x 2.96m)
Windows to the rear and side elevations, single radiator, built-in wardrobe cupboard.

Bathroom
Suite comprising panelled bath with wall mounted electric shower controls and showerhead, pedestal wash hand basin, double radiator, part tiled walls, obscure glass window to the side elevation.

Separate WC
Wc with low level flush and window to the rear elevation.

Outside

Front Garden
Mature shrubbery, plants and flowers of various kinds, lawned area with wrought iron gate, pathway to the side, off road parking is available to the front of the garage.

Rear Garden
This is extensive in size and is mainly laid to lawn with mature shrubbery, plants and trees and various kinds offering privacy and seclusion, timber framed shed and outside water tap.

Garage
Metal up and over door.

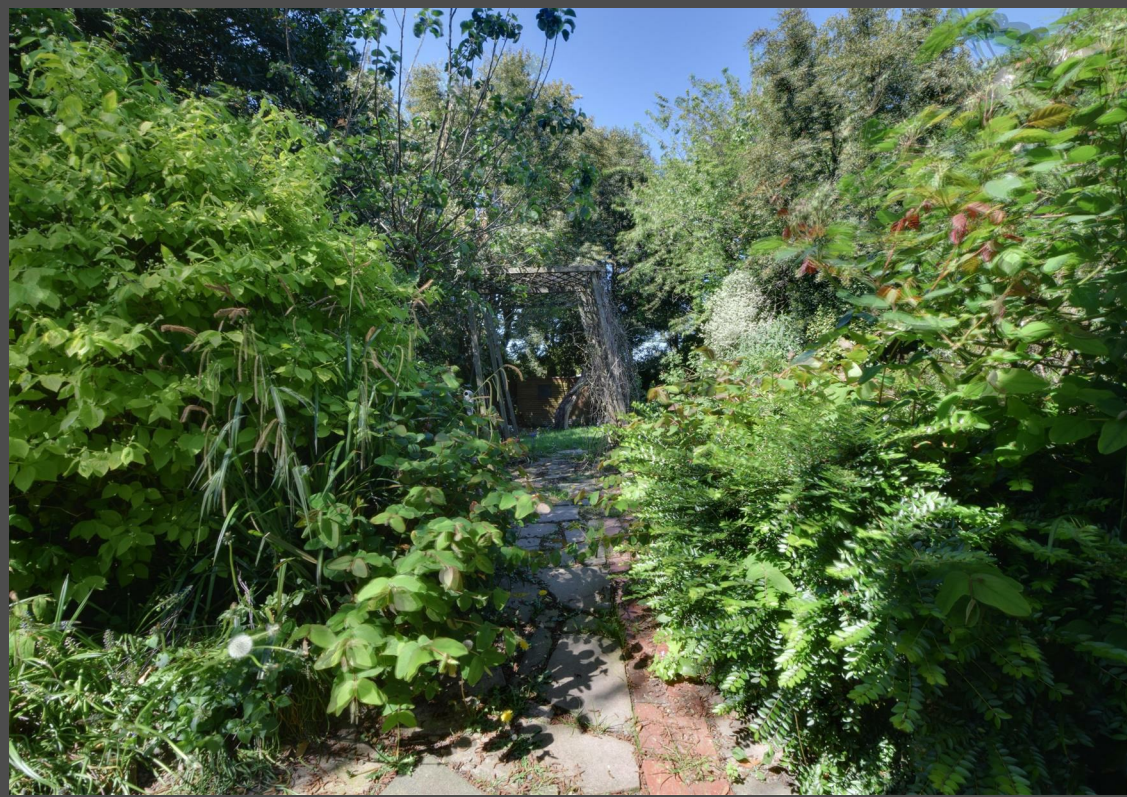
Agents Note
None of the services or appliances mentioned in these sale particulars have been tested.

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.

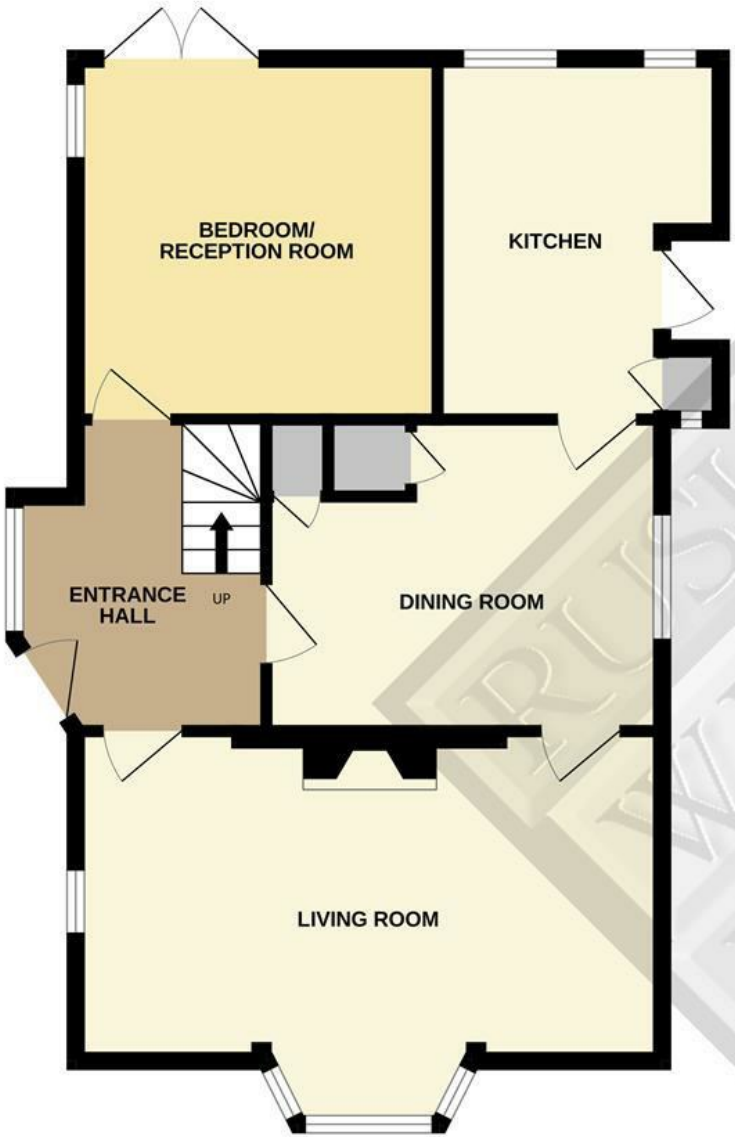
Council Tax Band – D

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.

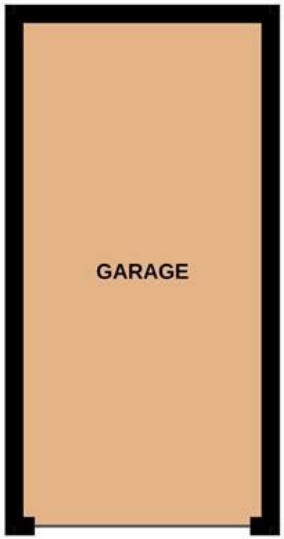


GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.

DETACHED GARAGE
135 sq.ft. (12.5 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.1 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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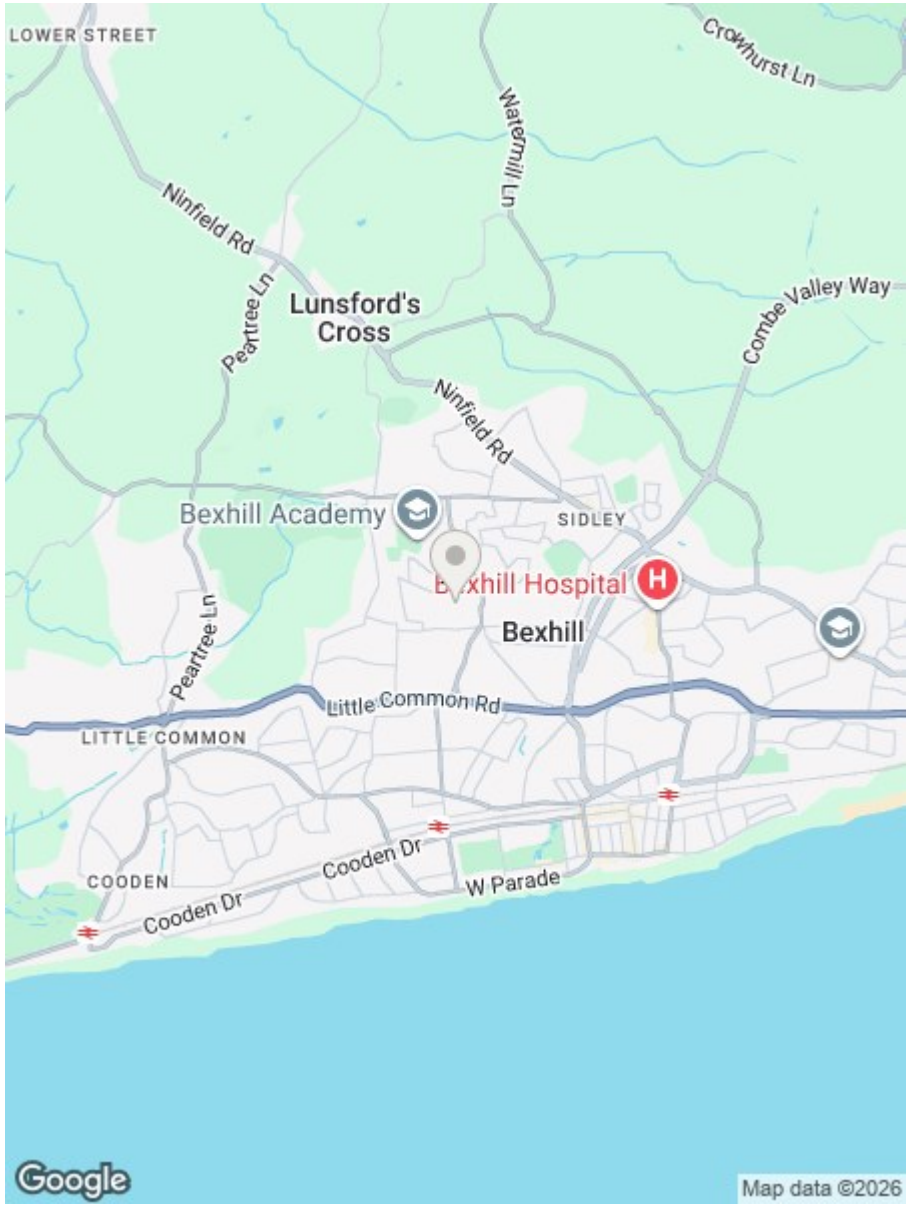

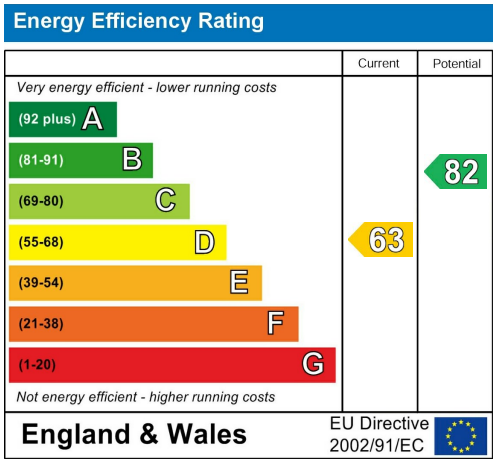

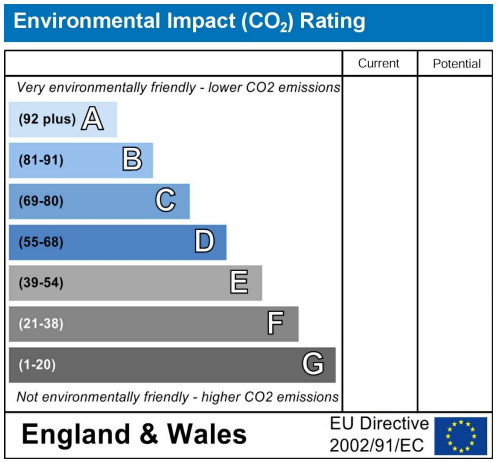

RUSH WITT & WILSON

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

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