

**RUSH
WITT &
WILSON**



39 Barrack Road, Bexhill-On-Sea, East Sussex TN40 2AT
£365,000

A well presented four bedroom semi detached house, situated in the Chantry area of Bexhill. Offering bright and spacious accommodation throughout the property comprises four bedrooms, en-suite to master bedroom, open plan kitchen/living/dining area with French doors leading out onto the garden, fitted bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts a well maintained front and rear garden. Viewing comes highly recommended by RWW. Council Tax Band C.



Entrance Hallway

With stairs leading to first floor, entrance door.

Bedroom One

15'1" x 9'10" (4.61 x 3.00)

Double glazed windows to the front elevation, radiator.

En-Suite

Suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment, chrome showerhead, tiled wall and floor, chrome heated towel rail.

Open Plan kitchen/Dining/Living Room

30'2" x 21'8" (9.20 x 6.61)

Duel aspect with double glazed windows to the front, side and rear elevations, modern fitted kitchen with a base and wall level units with laminate straight edge worktop surfaces, one and half bowl sink with drainer and mixer tap, two integrated ovens, four ring electric hob with extractor canopy above, gas central heating and domestic hot water boiler, tiled splashbacks, island, integrated dishwasher, plumbing for washing machine and tumble dryer, under stairs storage cupboard, opening leading to living space, glass panelled door giving access onto the side, French doors giving access onto the rear garden, two radiators.

First Floor Landing

With access to loft loft space, storage cupboard with slatted shelving.

Bedroom Two

15'8" x 11'0" (4.80 x 3.36)

Double glazed windows to the front elevation, radiator.

Bedroom Three

11'2" x 9'10" (3.42 x 3.00)

Double glazed windows to the front elevation, radiator, large walk in wardrobe cupboard with hanging space and shelving.

Bedroom Four

8'9" x 8'0" (2.67 x 2.46)

Double glazed window to the rear elevation, radiator.

Bathroom

Suite comprising panelled bath with mixer tap, electric wall mounted shower with chrome hand/shower attachment,

chrome showerhead, wc with low level flush, radiator, pedestal mounted wash hand basin, obscured glass window to the rear elevation, recessed ceiling spotlights, tiled walls.

Outside

Front Garden

Mainly laid to lawn.

Rear Garden

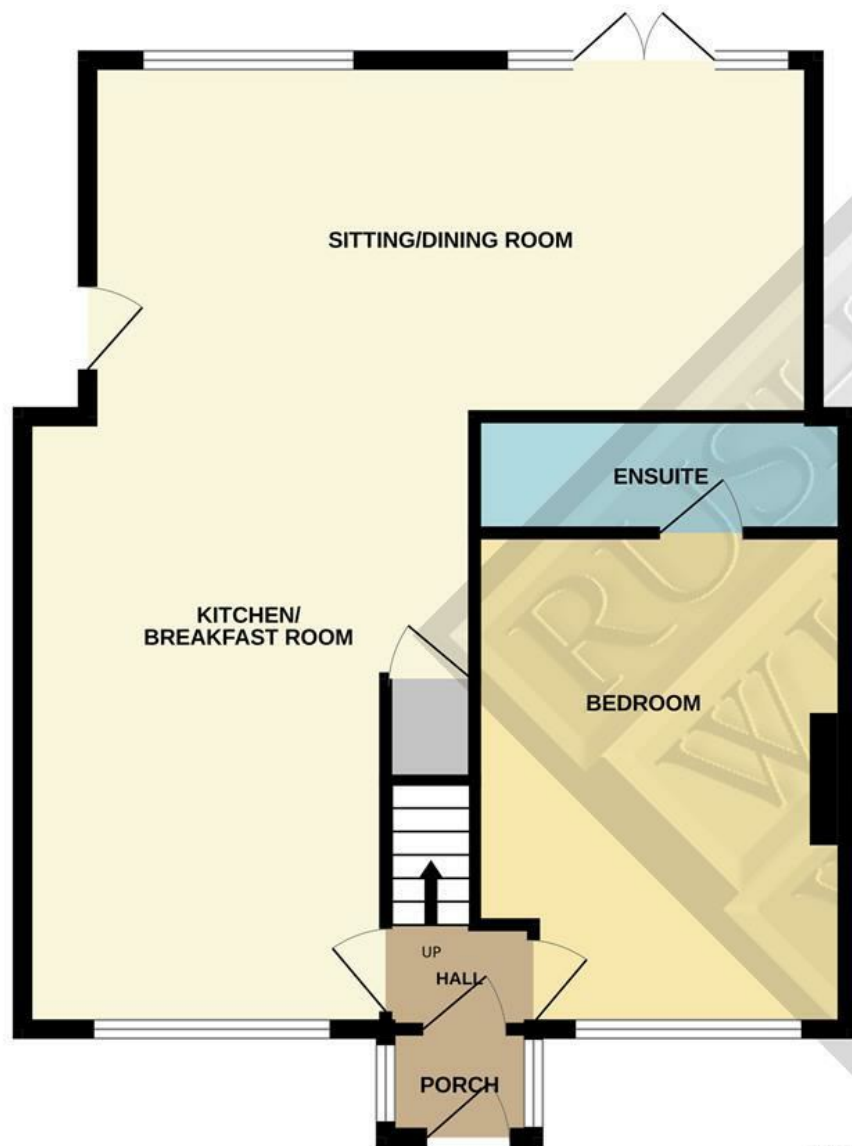
With decking areas suitable for alfresco dining, enclosed with fencing to all sides, side access is available.

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
708 sq.ft. (65.8 sq.m.) approx.



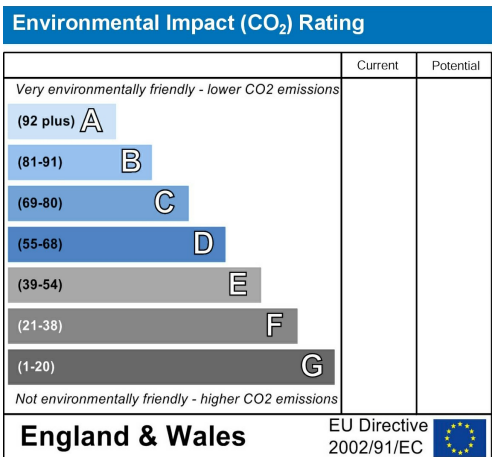
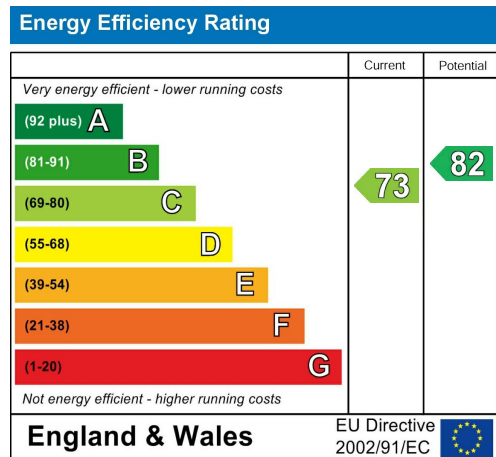
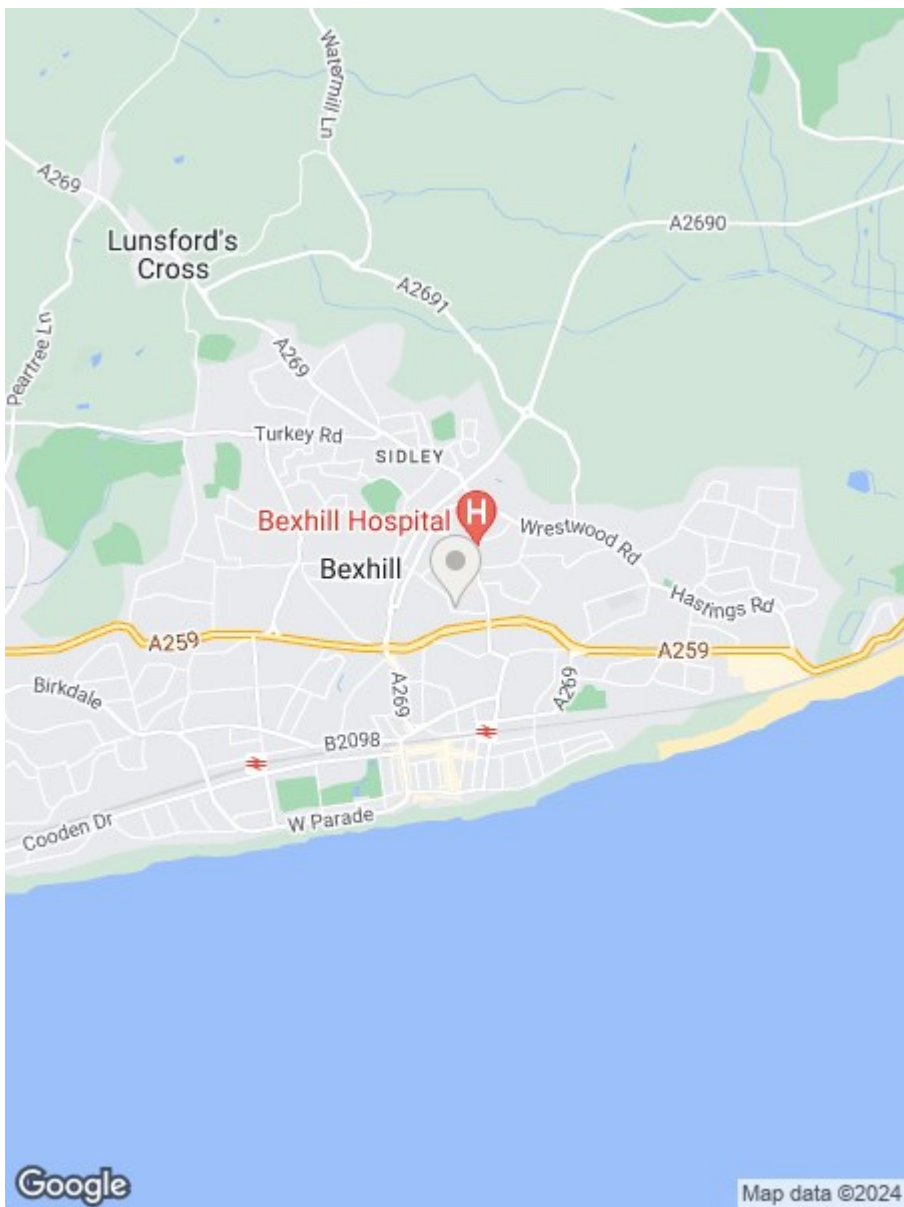
1ST FLOOR
439 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1147 sq.ft. (106.5 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**