

**RUSH  
WITT &  
WILSON**



**24 Plemont Gardens, Bexhill-On-Sea, East Sussex TN39 4HH  
Guide Price £400,000**

**This spacious detached house located in a popular West Bexhill location comprises four bedrooms bay fronted sitting room, separate dining room, open plan kitchen and family bathroom. Internal benefits include gas fired central heating system and double glazed windows and doors, in need of refurbishment and extension development. Externally there is a large mainly laid to lawn rear garden a single garage and additional off road parking on the driveway. This property is offered with no chain involvement. Viewing recommended by RWW sole agents.**



**Hallway**

Stairs to first floor.

**Sitting Room**

12'5" x 12'0" into bay (3.78 x 3.66 into bay)

Front aspect double glazed leaded light bay window, radiator.

**Kitchen**

22'7" x 18'1" (6.88 x 5.51)

Two side aspect double glazed windows, built-in under-stairs cupboard, radiator. Kitchen comprises a range of eye and base level units with roll top work surfaces, built-in sink unit with mixer tap, plumbing and space for washing machine and dishwasher and tumble dryer. Wall mounted gas fired central heating boiler, part tiled walls, breakfast bar, gas cooker point with extractor hood above. Open plant to DINING ROOM: Double glazed patio doors leading to rear garden, radiator, coved ceiling.

**Landing**

Side aspect double glazed window, access to loft.

**Bedroom One**

12'8" x 9'10" (3.86 x 3)

Front aspect double glazed leaded light window, radiator, built-in wardrobe.

**Bedroom Two**

10'11" x 9'1" (3.33 x 2.77)

Side and front aspect double glazed windows, built-in wardrobe, radiator.

**Bedroom Three**

14'7" x 8'4" (4.44 x 2.54)

Side and rear aspect double glazed windows, radiator

**Bedroom Four**

8'7" x 7'7" (2.62 x 2.31)

Rear aspect double glazed window, radiator.

**Family Bathroom**

Side aspect frosted window. White suite comprises a low level w.c., cabinet enclosed wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower attachment, radiator, part tiled walls.

**Front Garden**

Lawned front garden, driveway leading to single garage.

**Garage**

Access via up and over door, power and light. Outside lighting

**Rear Garden**

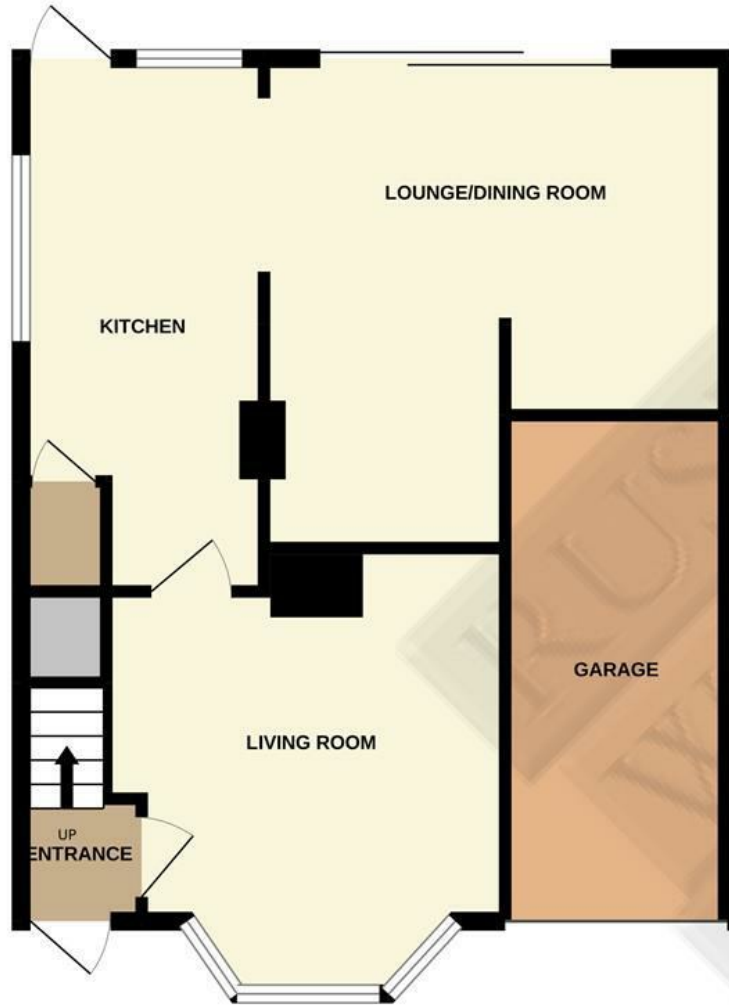
Patio and lawned rear garden with flower and shrub borders, boundaries marked by panel enclosed fencing.

**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  
600 sq.ft. (55.8 sq.m.) approx.



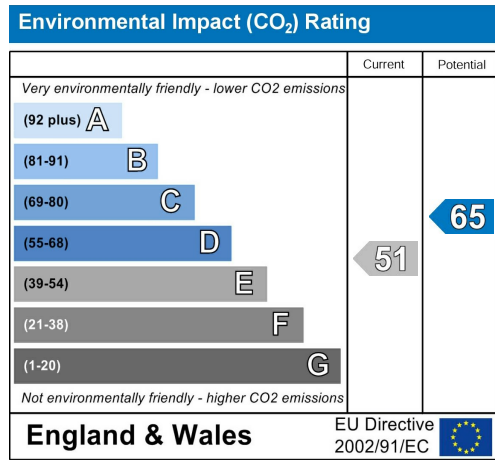
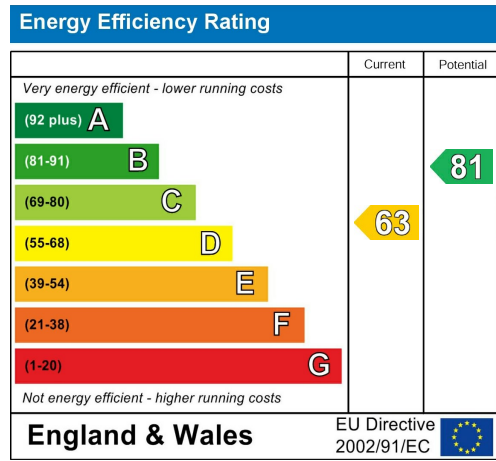
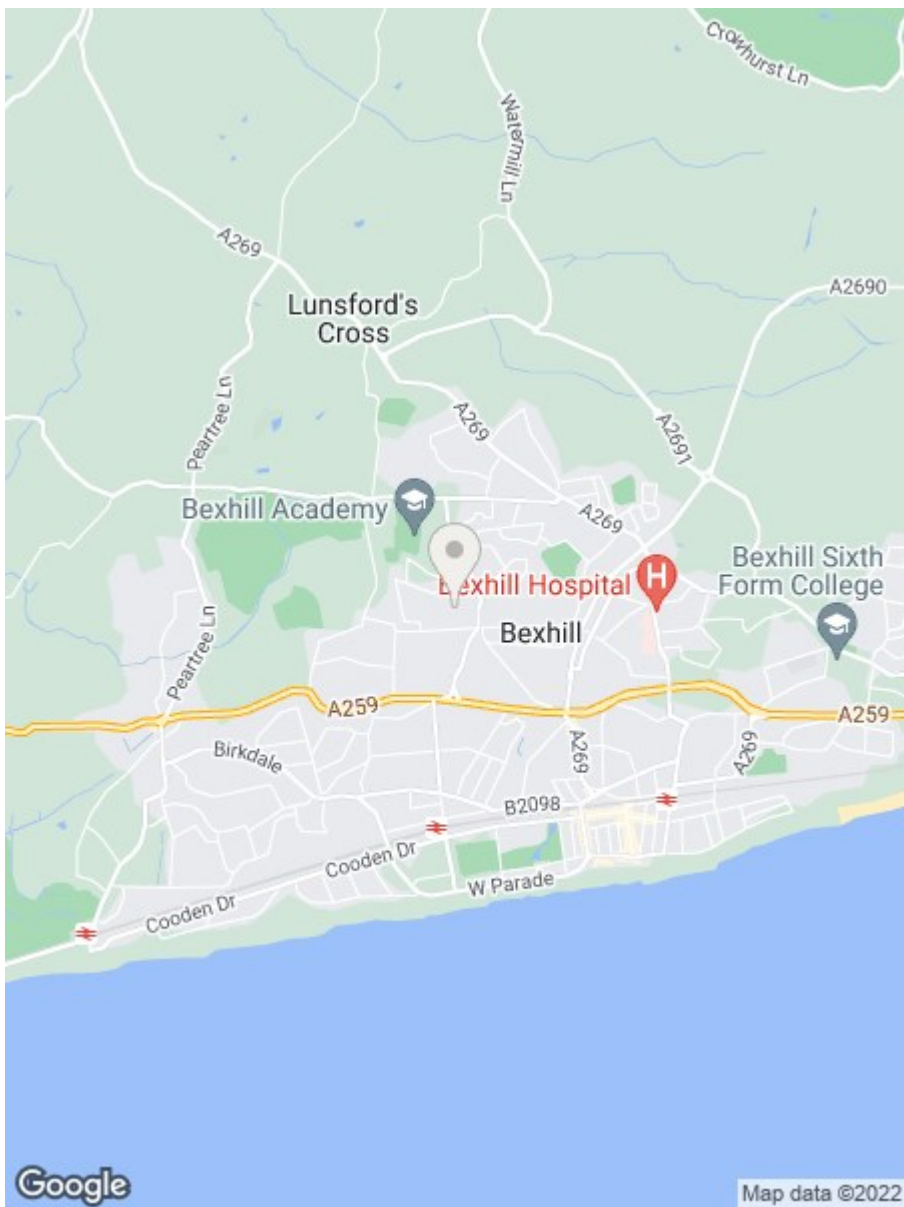
1ST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 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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