

**RUSH  
WITT &  
WILSON**



**5a Sidley Street, Bexhill-On-Sea, East Sussex TN39 5BG**  
**£199,950**

**A three bedroom terraced house with private rear garden, gas central heating system, double glazed windows and doors, spacious living room/ dining room with dual aspect, VACANT POSSESSION, Viewing Comes Highly Recommended by RWW sole agents. Council Tax Band: TBC**



**Entrance Hallway**

With entrance door, obscured glass window to the front elevation, double radiator, under stairs storage area.

**Lounge/Dining Room**

25'7" x 13'1" (7.82 x 3.99)

Dual Aspect with window to the front elevation and door and window to the rear elevation overlooking the rear garden, two double radiators.

**Kitchen**

18'0" x 10'7" (5.51 x 3.23)

Windows overlook the side elevation, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, electric hob, integrated oven and grill, space for fridge/freezer.

**Bathroom**

Suite comprising corner bath with hand/shower attachment, obscured glass windows to the rear and side elevations, double radiator, pedestal mounted wash hand basin, utility cupboard with plumbing for washing machine.

**First Floor Landing**

With access to roof space.

**Bedroom One**

17'8" x 15'9" (5.39 x 4.81)

Bay window to the front elevation, two double radiators.

**Bedroom Three**

10'4" x 9'6" (3.15 x 2.92)

Window to the rear elevation, double radiator, cast iron fireplace.

**Bedroom Two**

12'0" x 11'5" (3.68 x 3.49)

Window to the rear elevation, double radiator, cast iron fireplace.

**Cloakroom**

WC with low level flush, corner wash hand basin, single radiator, window to the side elevation.

**Outside****Rear Courtyard Garden**

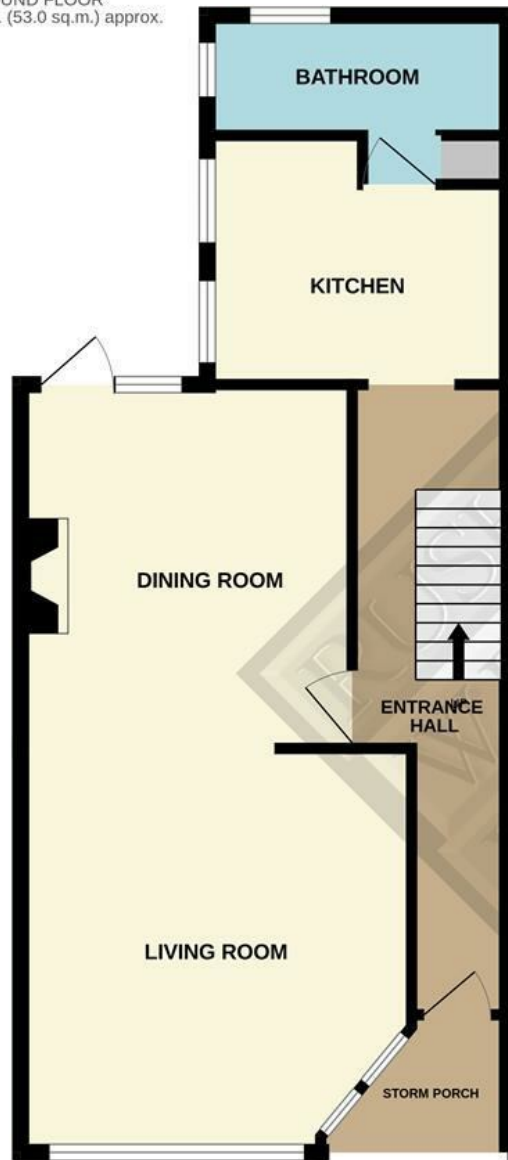
Decked area, AstroTurf, fencing to all sides, rear access is available via gate.

**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  
571 sq.ft. (53.0 sq.m.) approx.

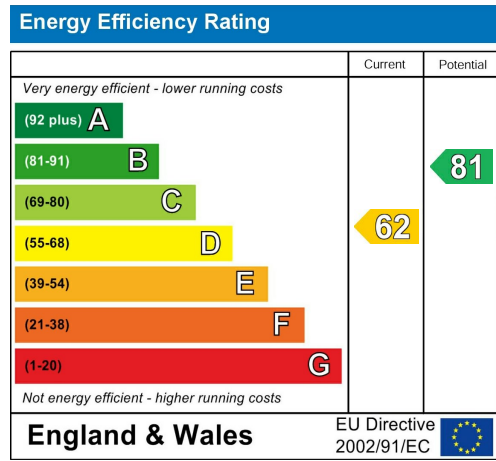
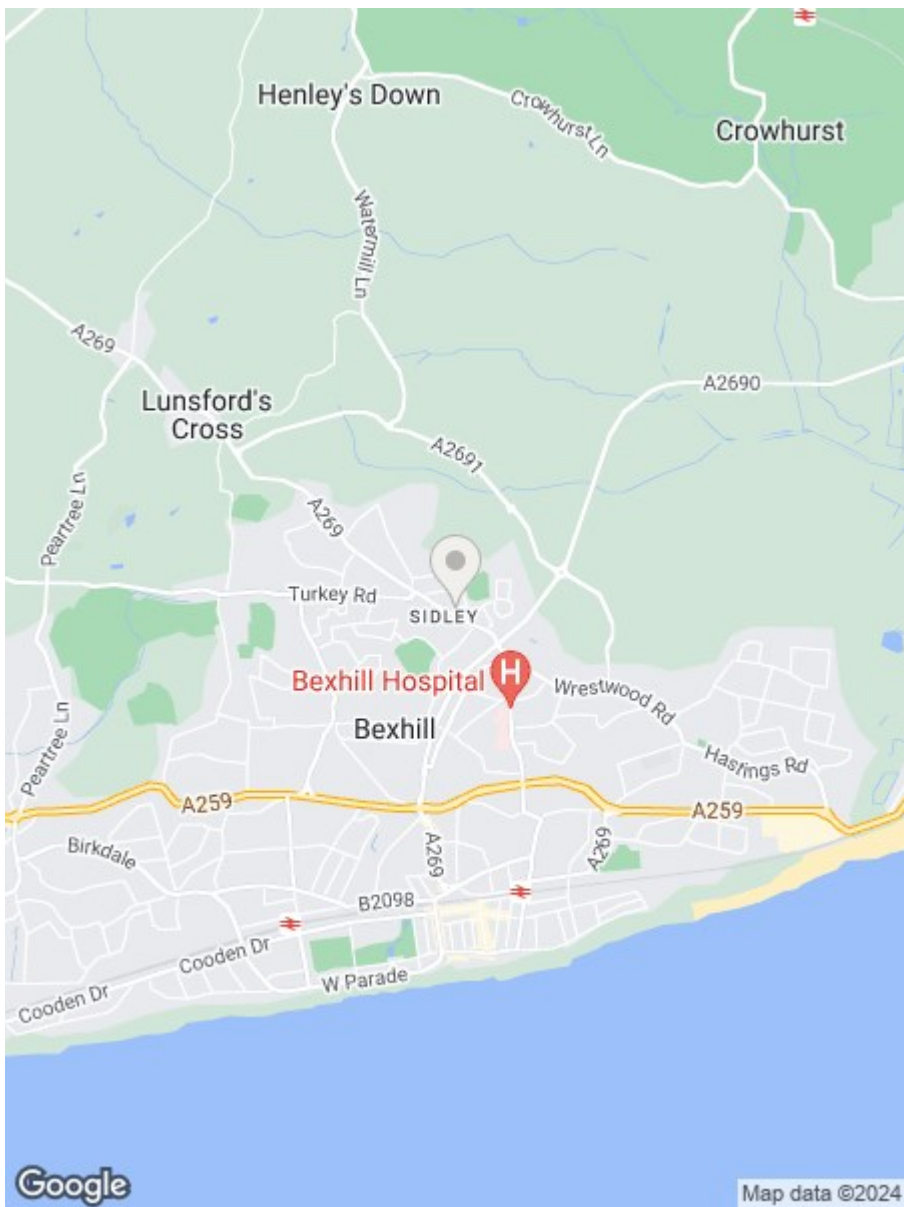


1ST FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1123 sq.ft. (104.3 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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