

**RUSH  
WITT &  
WILSON**



**25 Buckholt Avenue, Bexhill-On-Sea, East Sussex TN40 2RS**  
**Offers In The Region Of £415,000**



**A beautifully presented, spacious three bedroom detached house with oversized garage and carport, gas central heating system, double glazed windows and doors, entrance porch, private front and westerly facing rear garden, kitchen/breakfast room, spacious living room, study and downstairs cloakroom. Viewing comes highly recommended by RWW sole agents. Council Tax Band D.**



**Entrance Lobby**

Obscured glass window to the front elevation.

**Entrance Hallway**

Double radiator, under stairs storage cupboard, additional cloaks cupboard.

**Cloakroom**

WC with low level flush, wall mounted wash hand basin, obscured glass window to the side elevation, single radiator.

**Kitchen/Breakfast Room**

17'6" x 10'4" (5.34 x 3.15)

Windows to the rear elevation, modern fitted kitchen comprising a range of base and wall units with quarts worktops, one and half single bowl sink unit with mixer tap, plumbing for washing machine, integrated oven and grill, gas hob extractor canopy and light, door to side, double radiator, space for table and chairs, built in fridge and freezer, breakfast bar.

**Living Room**

21'8" x 12'0" (6.62 x 3.66)

Windows to the front elevation, patio doors to the rear, two double radiators.

**Study**

7'11" x 6'6" (2.43 x 1.99)

Window to the front elevation, double radiator.

**First Floor Landing**

Access to roof space via loft hatch, built in airing cupboard with slatted shelving.

**Bedroom One**

12'0" x 11'1" (3.68 x 3.40)

Window to the front elevation, single radiator, built in wardrobe cupboards and dressing table.

**Bedroom Two**

10'0" x 9'7" (3.05 x 2.94)

Window to the rear elevation, single radiator.

**Bedroom Three**

17'4" x 10'3" (5.30 x 3.13)

Window to the rear elevation, single radiator.

**Bathroom**

Suite comprising panelled bath, wc with low level flush, pedestal mounted was hand basin, partly tiled walls, splashbacks, rainfall showerhead, chrome controls, obscured glass window to the front elevation, single radiator.

**Outside**

**Front Garden**

Beautifully landscaped, mainly lid to lawn, well stocked flower and shrub beds, off road parking is available on the driveway for several vehicles, carport.

**Boiler Room**

**Garage**

25'4" x 10'11" (7.74 x 3.33)

Window to the side elevation, personal door to side and front, metal up and over door, power and light.

**Rear Garden**

Westerly facing, mainly laid to lawn with well stocked flower and shrub beds, private and secluded, enclosed with fencing to all sides, timber framed shed.

**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.





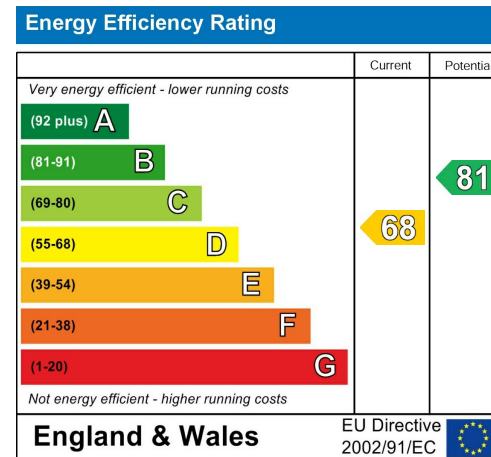
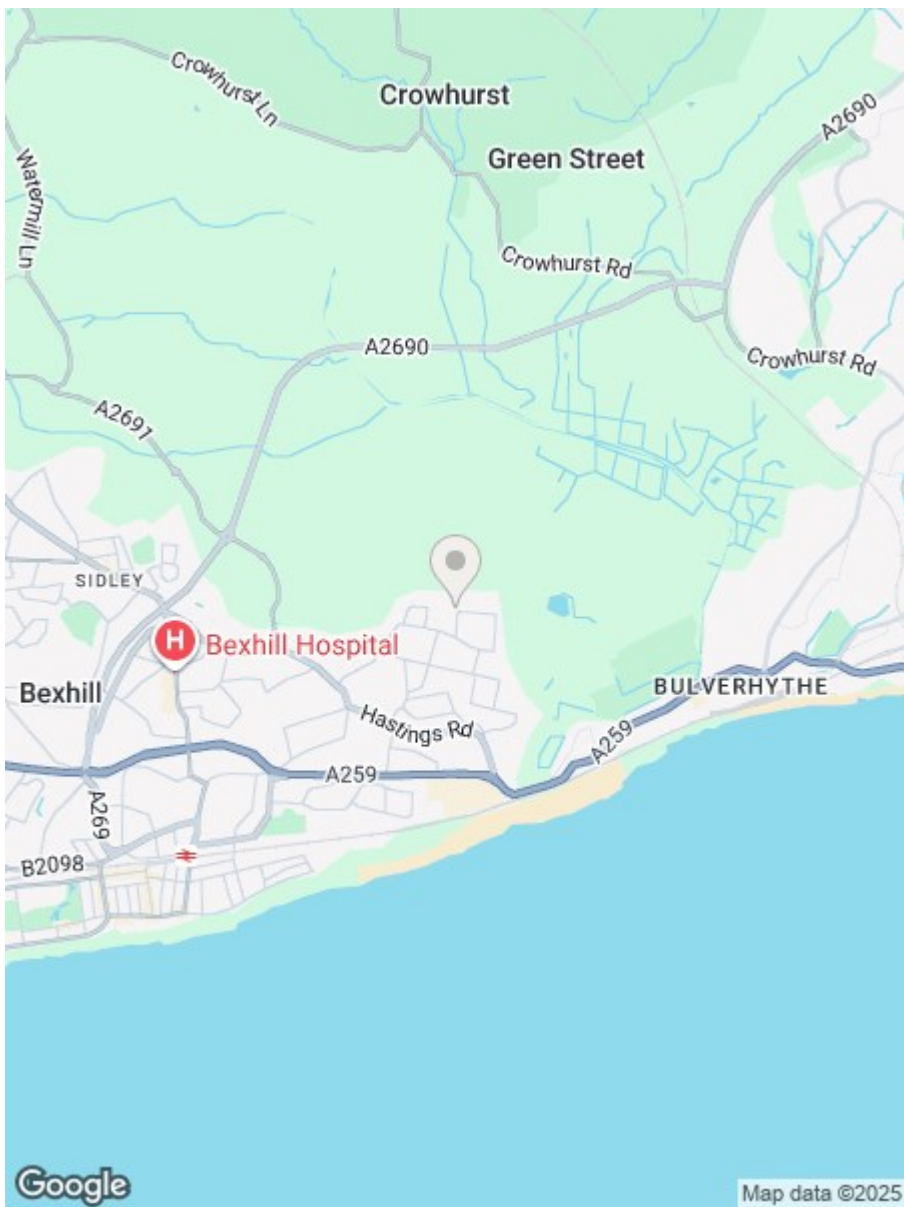




TOTAL FLOOR AREA : 1532 sq.ft. (142.4 sq.m.) approx.

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.

Made with Metropix ©2025



**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**