

**RUSH
WITT &
WILSON**



19 Springfield Road, Bexhill-On-Sea, East Sussex TN40 2BX
£339,950

A stunning three bedroom end of terrace house presented to an exceptional standard by the present owners, with off road parking and extensive private rear garden, modern kitchen/breakfast room, gas central heating system, double glazed windows and doors, two reception rooms including living room with separate dining room, viewing comes highly recommended by RWW sole agents. Council Tax Band B.



Entrance Hallway

With entrance door, double radiator, under stairs storage area.

Living Room

14'2 x 14'10 (4.32m x 4.52m)
Bay window to front elevation, three double radiators.

Dining Room

12'10 x 9'10 (3.91m x 3.00m)
Door to rear outside entertaining area, oak affect flooring, double radiator, exposed brick feature wall.

Kitchen/Breakfast Room

16'4 x 9'9 (4.98m x 2.97m)
Modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer composite sink unit with mixer tap, plumbing for washing machine, plumbing for dishwasher, space for cooker with extractor canopy and light, additional integrated oven and grill, breakfast bar, tilled splashbacks, window and door to side, double radiator, tiled floor, space for fridge/freezer.

Additional Utility Area

With wall unit, straight edge laminate worktop, space for tumble dryer.

First Floor Landing

With built in storage cupboard, window to side elevation, access to roof space.

Bedroom One

12'2 x 9'9 (3.71m x 2.97m)
Window to rear elevation, built in wardrobe cupboard, laminate wood affect flooring.

Bedroom Two

13'2 x 11'2 (4.01m x 3.40m)
Window to front elevation, double radiator.

Bedroom Three

8'3 x 8'8 (2.51m x 2.64m)
Window to front elevation, double radiator, laminate affect flooring, shelving and hanging rails.

Bathroom

Modern suite comprising shower bath with shower screen,

wall mounted electric shower unit with controls and shower head, wc with low level flush, pedestal wash hand basin, tiled walls, obscured glass window to rear elevation, built in linen cupboard.

Outside

Front Garden

Designed prominently designed for off road parking for several vehicles, pathway to front entrance and side access.

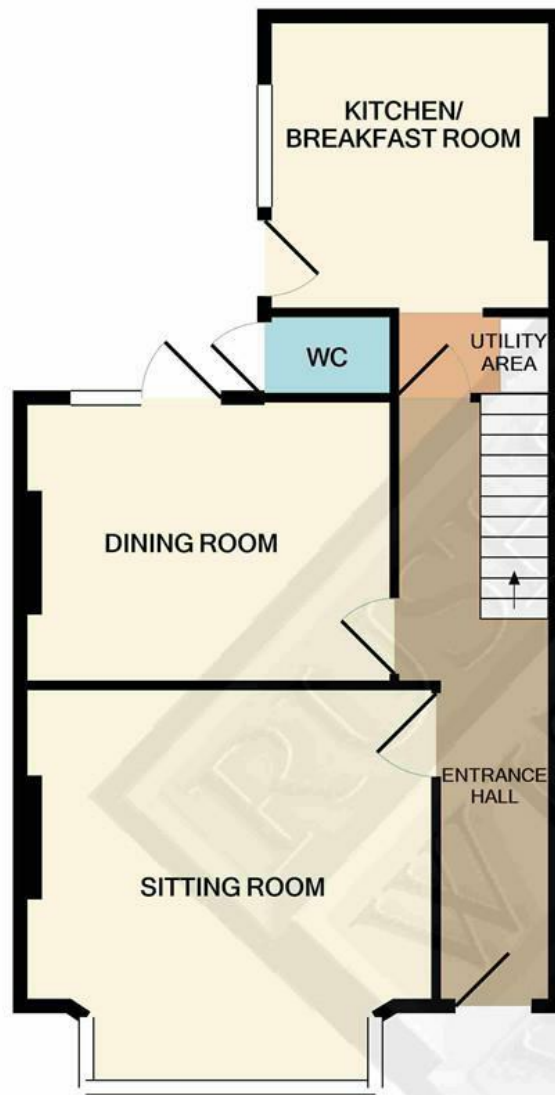
Rear Garden

Extensive in size, offering a beautiful courtyard entertaining area, enclosed with fencing and retaining brick wall offering privacy and seclusion, outside water tap, two large timber framed shed, outside toilet, the garden then extends up onto a mainly laid to lawn area with fencing to two sides and established hedging.

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
APPROX. FLOOR
AREA 518 SQ.FT.
(48.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 488 SQ.FT.
(45.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1006 SQ.FT. (93.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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