

**RUSH
WITT &
WILSON**



**24 First Avenue, Bexhill-On-Sea, East Sussex TN40 2PL
£339,950**

*** IN NEED OF REFURBISHMENT * A three/ four bedroom detached house with two reception rooms, generous plot size, gas central heating system, quiet location, double glazed windows and doors, rear lobby, detached single garage, private front and rear gardens, VACANT POSSESSION, viewing comes highly recommended by RWW. Council Tax Band D.**



Entrance Vestibule

With entrance door, window to the side elevation.

Entrance Hallway

Double radiator, under stairs storage cupboard, windows to the front and side elevations.

Living Room

16'7" x 11'4" (5.07 x 3.47)

French doors and windows overlook the rear garden, additional window to side, real flame gas fire with hardwood surround.

Dining Room

13'7" x 11'11" (4.16 x 3.65)

Windows to the front and side elevations, double radiator.

Kitchen

12'1" x 8'4" (3.70 x 2.55)

Windows to the side elevation, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, twin drainer stainless sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, single radiator, space for cooker.

Rear Lobby

Door leads to the rear garden, built in utility cupboard, larder cupboard.

First Floor Landing

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

Bedroom One

13'3" x 10'11" (4.04 x 3.35)

Windows to both the side and rear elevations, single radiator.

Bedroom Two

12'1" x 10'6" (3.69 x 3.21)

Windows to the front and side elevations, single radiator, built in wardrobe cupboard.

Bedroom Three

11'0" x 10'1" (3.36 x 3.08)

Windows to the rear and side elevations, single radiator.

Bathroom

Suite comprising cast iron bath, inset wash hand basin with vanity unit beneath, obscured glass windows to the front and side elevations, double radiator.

Separate WC

WC with low level flush, window to the side elevation.

Outside**Front Garden**

Lawned areas, extensive well stocked shrub and flowerbeds, enclosed with a combination of fencing and hedging.

Rear Garden**Side And Rear Gardens**

Mainly laid to lawn, timber framed shed, enclosed by fencing to all sides offering privacy and seclusion, detached garage to the side of the property with off road parking.

Detached Garage

With metal up and over door, window to the side elevation.

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
533 sq.ft. (49.5 sq.m.) approx.



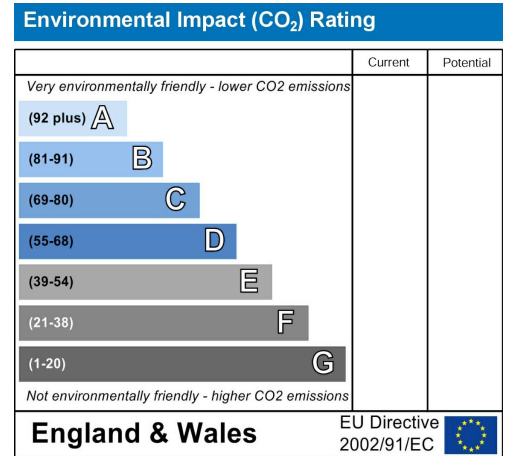
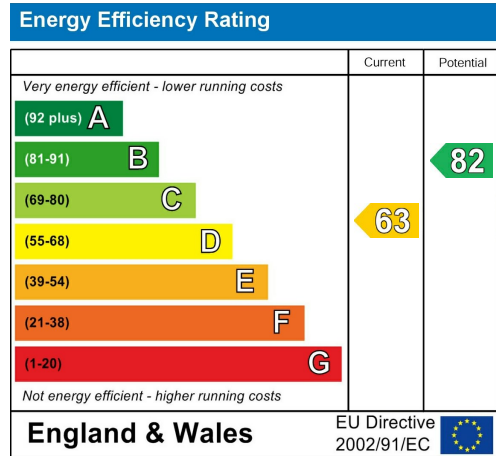
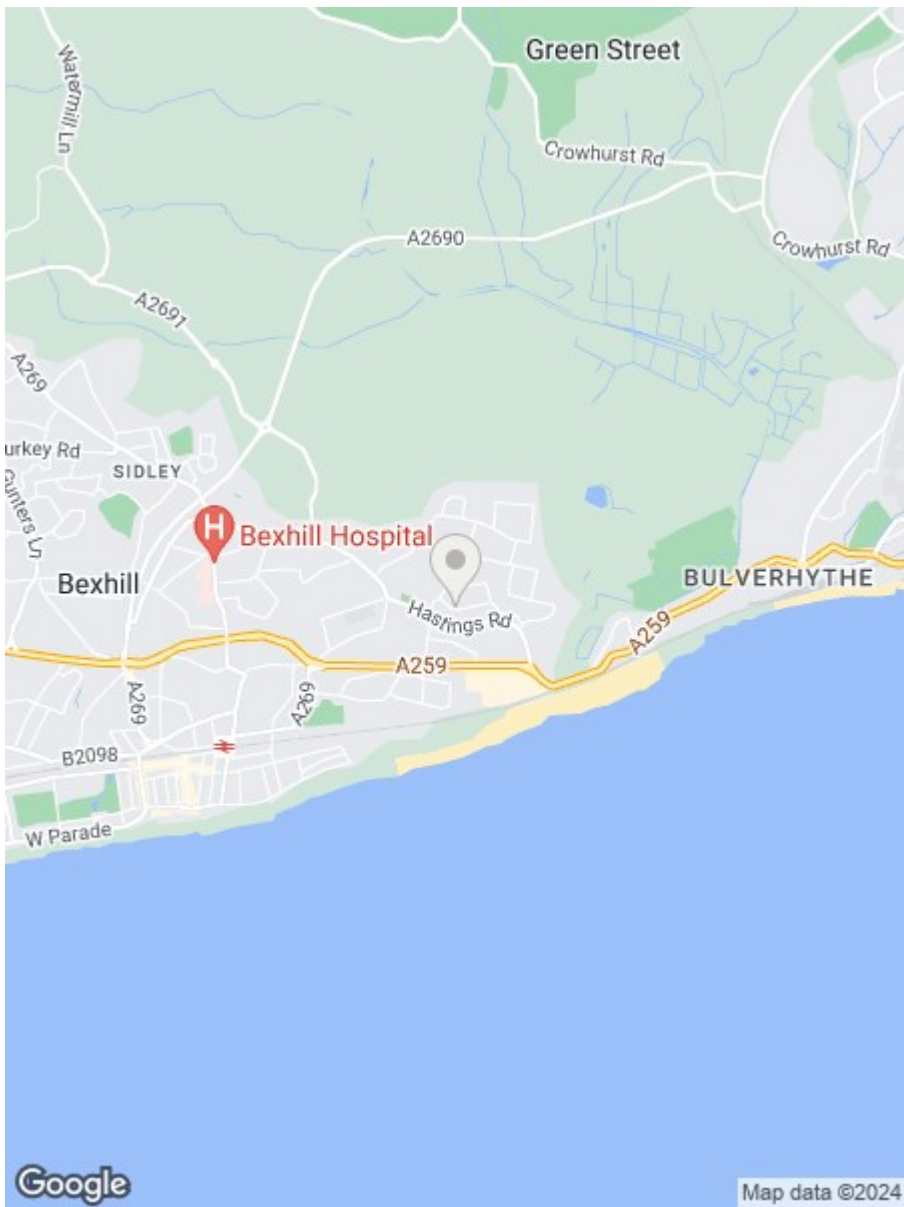
1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 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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