

**RUSH
WITT &
WILSON**



**5 Lionel Road, Bexhill-On-Sea, East Sussex TN40 1NS
Offers In Excess Of £425,000**

An extremely well presented three bedroom terraced property situated on the picturesque seafront in Bexhill and with easy reach of Bexhill Town Centre and Bexhill railway station with direct links to London and Ashford International. Offering bright and spacious accommodation throughout, the property comprises three double bedrooms with the master benefiting from an en-suite, kitchen/dining room, living room, modern shower room, separate cloakroom and conservatory. Other internal benefits include double glazed windows and doors and gas central heating system throughout. The property also includes far reaching sea views, off road parking, garage and low maintenance rear garden. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents. Council Tax Band D.



Entrance Hallway

Entrance door, radiator, stairs leading to first floor, tiled floor, internal door leading to the garage and storage cupboard with fitted shelving and housing the electrical consumer unit.

Kitchen/Dining Room

15'1" x 13'1" (4.61m x 4m)

Modern fitted kitchen with a range of matching wall and base level unit with Corian curved edge worktop surfaces, one and a half bowl sink with with drainer, mixer tap and waste disposal unit, Range cooker, space for undercounter freezer, integrated dishwasher, space for American style fridge/freezer, double glazed windows overlooking the rear elevation, tiled floor, under stairs storage cupboard, radiator.

Archway leading to:

Sun Room

7'9" x 7'0" (2.38m x 2.15m)

Currently operating as a study, double glazed windows and doors giving access onto the rear garden, radiator, tiled floor.

Downstairs Cloakroom

Suite comprising w.c. with low level flush, vanity unit with wash hand basin, mixer tap and tiled splashback, radiator.

First Floor Landing

Radiator, stairs leading to:-

Living Room

15'8" x 14'1" (4.8m x 4.31m)

Double radiator, double glazed windows and doors giving access onto the sun balcony and overlooking Bexhill seafront with far reaching sea views.

Bedroom Two

13'1" x 9'5" (4m x 2.88m)

Double glazed windows overlooking the rear elevation, radiator, built-in wardrobe cupboards with mirror sliding doors, hanging space and shelving.

Second Floor Landing

Access to roof space with fitted loft ladder, airing cupboard housing hot water cylinder, gas central heating boiler.

Bedroom Three

12'9" x 8'2" (3.91m x 2.51m)

Double glazed windows overlooking the rear elevation, built-in wardrobe cupboards with hanging space, radiator.

Shower Room

Modern suite comprising w.c. with low level flush, vanity unit with wash hand basin and mixer tap, walk-in shower cubicle with chrome wall mounted shower controls, chrome shower attachment, chrome shower head, chrome heated towel rail.

Bedroom One

12'10" x 11'3" (3.93m x 3.45m)

Double radiator, double glazed bay windows overlooking the southerly elevation with magnificent far reaching sea views, built-in wardrobe cupboards with hanging space and shelving.

En-Suite

Suite comprising w.c. with low level flush, pedestal wash hand basin with hot and cold tap, walk-in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and shower head, heated towel rail.

Outside

Front Of Property

Off road parking, external store/bin cupboard housing electric and gas meters.

Rear Garden

Rear access, enclosed with fencing to all sides, patio, low maintenance.

Garage

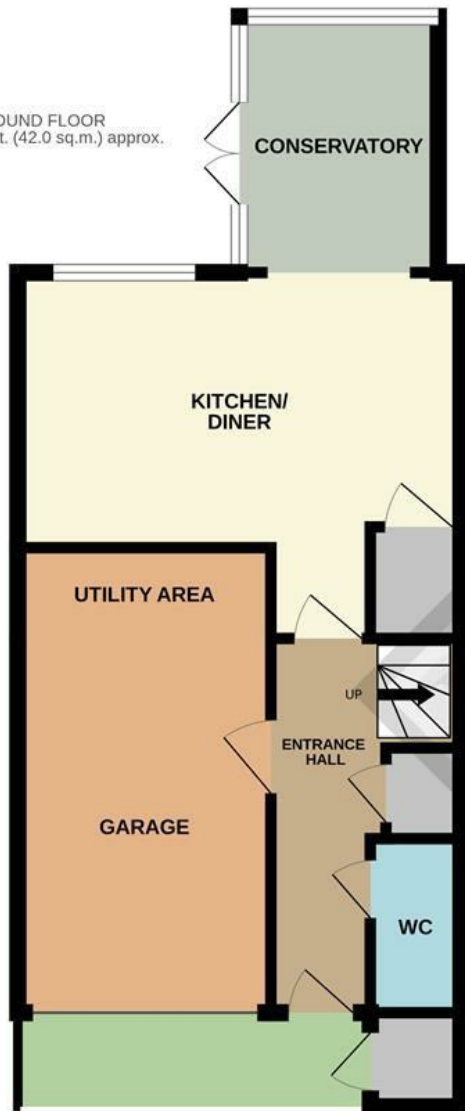
With power and light, utility space with plumbing for washing machine and space for tumble dryer at the rear.

Agents Note

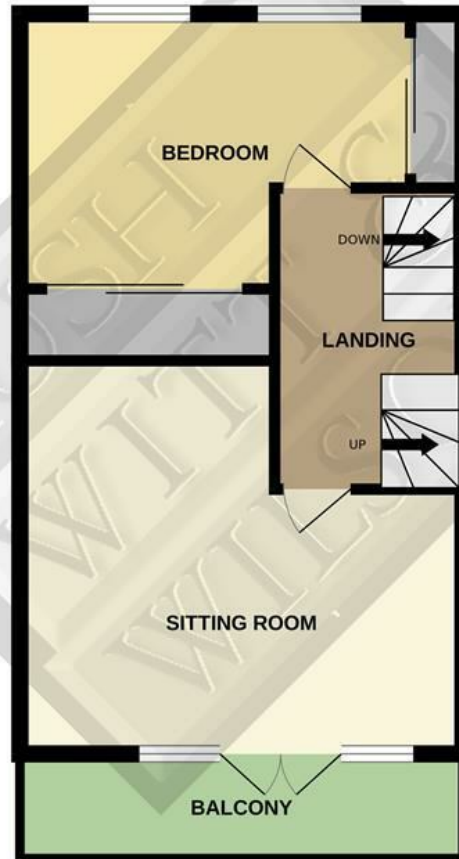
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



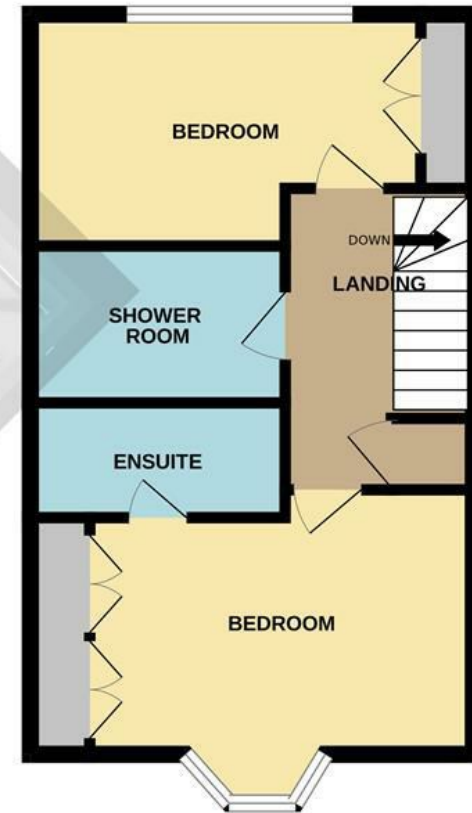
GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



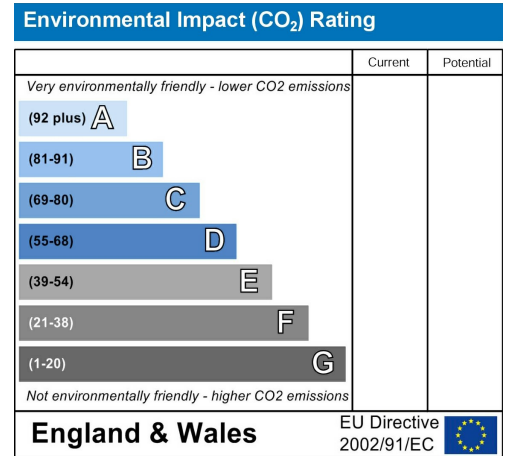
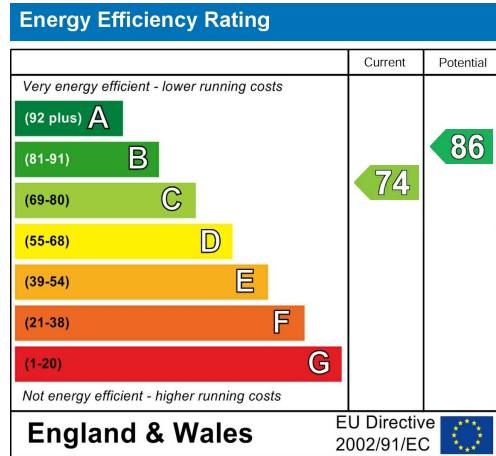
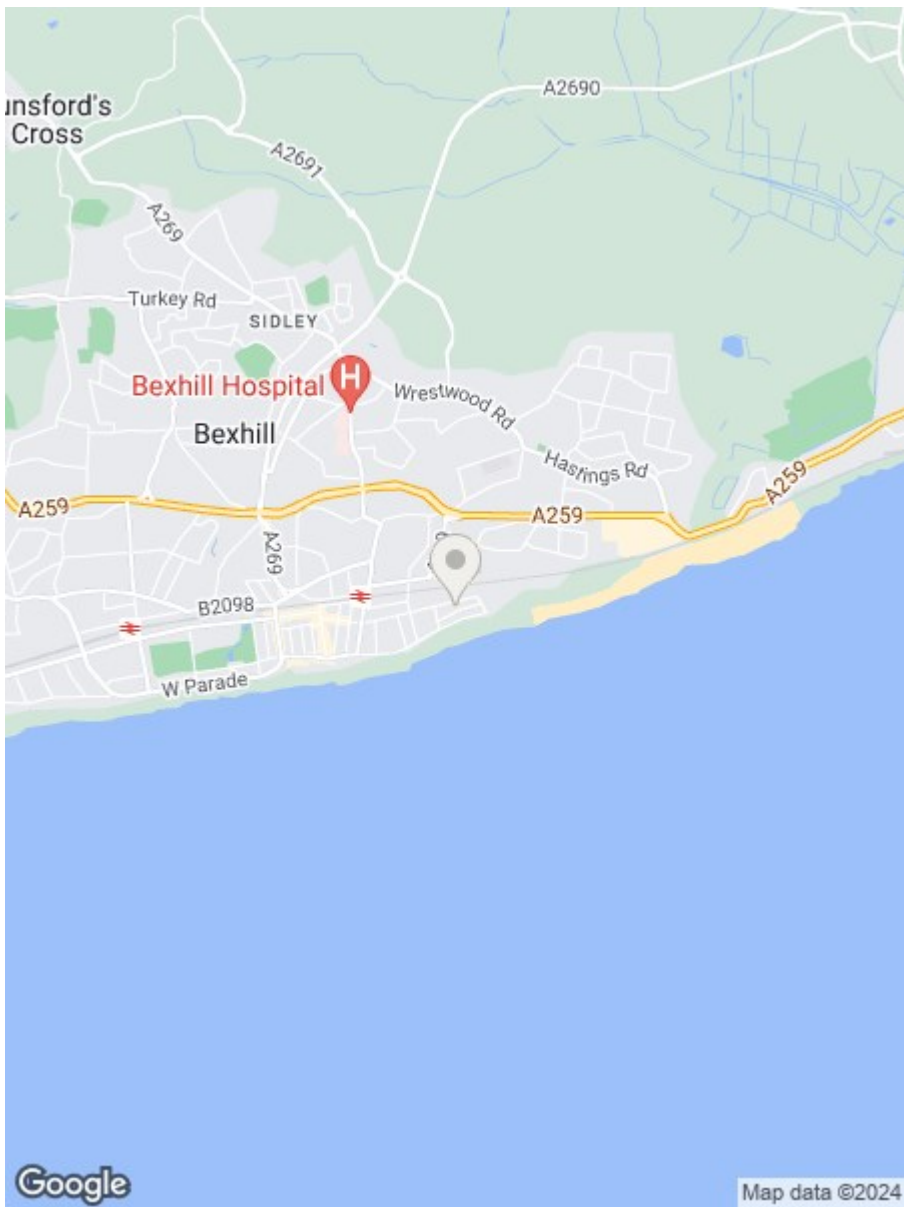
2ND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 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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