

**RUSH  
WITT &  
WILSON**



**71 Windsor Road, Bexhill-On-Sea, East Sussex TN39 3PE  
£285,000**

**An extremely well presented two bedroom terraced house, situated in this highly convenient and sought after location, being within walking distance of Bexhill Town Centre, Bexhill Seafront & Bexhill Railway Station, offering direct links to London Victoria & Ashford International. Offering bright and spacious accommodation throughout, the property comprises, large living/dining room, modern fitted kitchen, two double bedrooms, modern fitted bathroom suite, gas central heating system & double glazed windows and doors throughout. Externally, the property boasts low maintenance front patio and well maintained lawn rear garden. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents. Council Tax Band B.**



### **Entrance Hallway**

With entrance door, radiator, wood flooring, stairs leading to first floor.

### **Living Room**

12'1" x 11'9" (3.69 x 3.60)

Double glazed bay window overlooking the front elevation, double radiator

### **Dining Room**

12'1" x 11'7" (3.70 x 3.55)

Double glazed window overlooking the rear elevation, double radiator.

### **Kitchen**

13'5" x 7'10" (4.1 x 2.4)

Modern fitted kitchen comprising a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, space for under counter fridge/freezer, space for freestanding American style fridge/freezer, space for cooker, tiled floor, tiled splashbacks, two double glazed windows overlooking the side elevation, obscured glass panelled door giving access onto the side, the kitchen also houses the gas central heating boiler, under stairs alcove suitable for storage with fitted shelving.

### **Utility Room**

Space and plumbing for washing machine and tumble dryer, obscured glass panelled window overlooking the side elevation, double radiator, tiled floor.

### **First Floor Landing**

Double glazed window overlooking the side elevations, access to loft, radiator.

### **Bedroom One**

15'4" x 11'7" (4.68 x 3.54)

Two double glazed windows overlooking the front elevation, double radiator.

### **Bedroom Two**

12'4" x 9'3" (3.77 x 2.84)

Double glazed window overlooking the rear elevation, radiator.

### **Bathroom**

Modern suite comprising p-shaped panelled bath with mixer

tap, chrome wall mounted shower controls, chrome shower attachment and chrome rainfall effect showerhead, vanity unit with wash hand basin and mixer tap, wc with low level flush, chrome heated towel rail, double glazed obscured window to the rear elevation, part tiled walls, , tiled floor.

### **Outside**

#### **Front Garden**

A low maintenance patio laid front garden.

#### **Rear Garden**

Patioed area suitable for alfresco dining, the rest of the garden is mainly laid to lawn, enclosed with fencing to all sides, gated rear access is available.

#### **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.



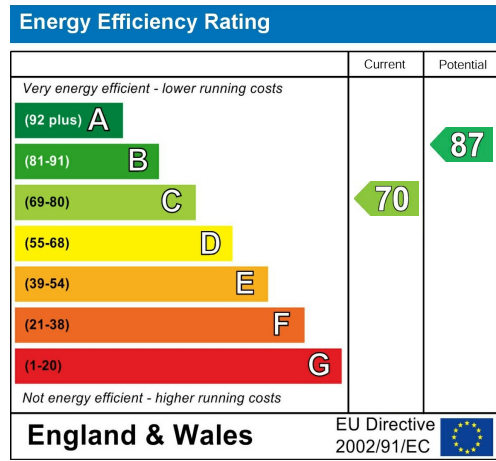
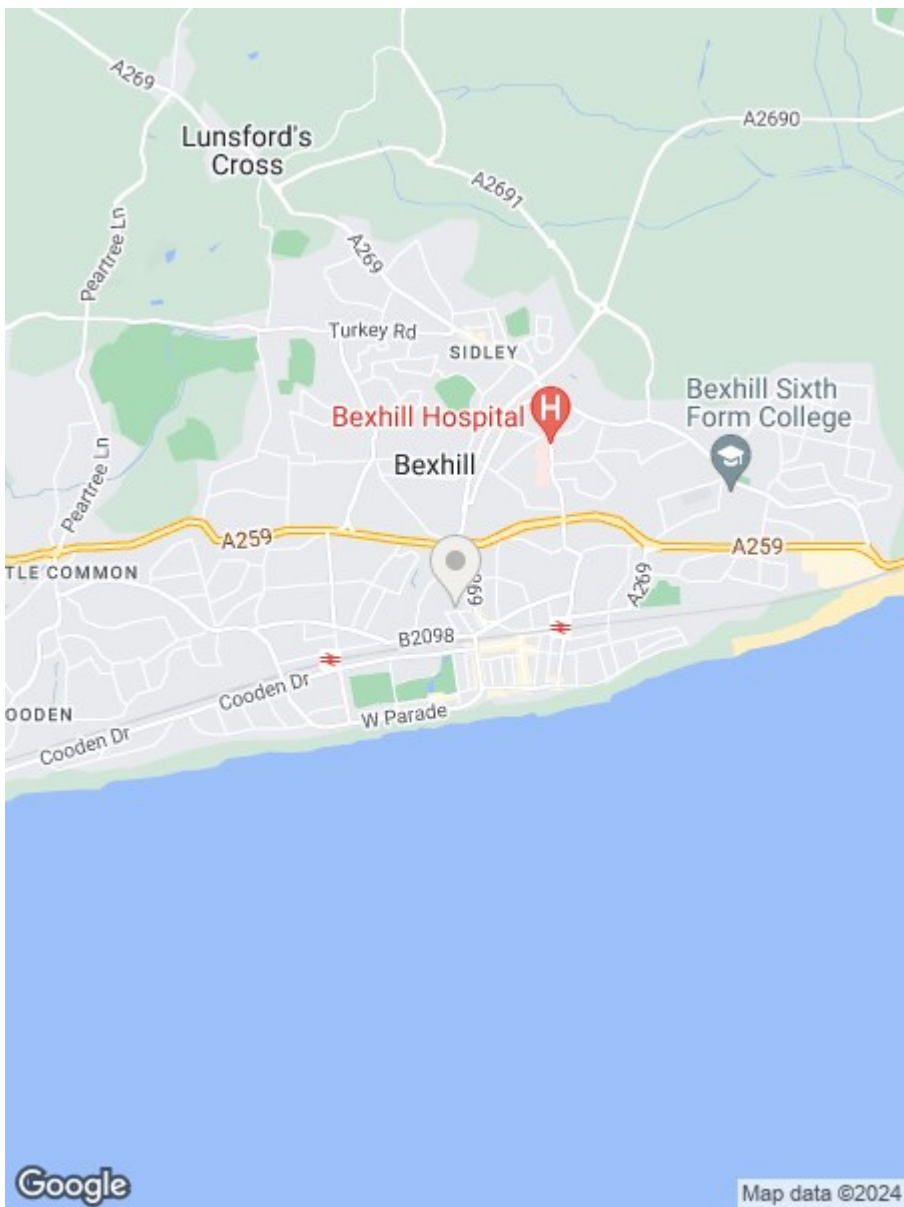
GROUND FLOOR  
504 sq.ft. (46.9 sq.m.) approx.

1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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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