

**RUSH  
WITT &  
WILSON**



**2 Sidley Street, Bexhill-On-Sea, East Sussex TN39 5BG**  
**£252,500**

**A spacious three bedroom Victorian end of terrace house, two reception rooms, gas central heating system, double glazed windows and doors, private front & rear garden, within easy reach of local shops, viewing comes highly recommended by RWW Sole Agents. Council Tax Band B.**



**Entrance Hall**

With entrance door, double radiator.

**Dining Room**

12'2" x 11'3" (3.71 x 3.44)

Window to the rear elevation, double radiator, ornate fireplace, under stairs storage cupboard.

**Living Room**

13'11" x 11'11" (4.25 x 3.65)

Bay window to the front elevation, double radiator, ornate fireplace, built in storage cupboard.

**Kitchen**

9'10" x 9'8" (3.02 x 2.96)

Window to the side elevation, door leads to rear garden, fitted kitchen comprising a range of base and walls units with laminate rolled edge worktops, single drainer sink unit with mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, oven and grill with gas hob, extractor canopy with light, tiled splashbacks.

**Cloakroom**

WC with low level flush, double radiator, window to the side elevation, built in linen cupboard.

**Bathroom**

Suite comprising panelled bath with hand/shower attachment, wash hand basin with mixer tap and double radiator, window to the rear elevation.

**First Floor Landing**

Access to roof space, single radiator.

**Bedroom One**

12'8" x 14'0" (3.87 x 4.28)

Bay window to the front elevation, single radiator, fitted wardrobe cupboards.

**Bedroom Two**

11'2" x 9'4" (3.42 x 2.86)

Window to the rear elevation, double radiator, built in wardrobe cupboards.

**Bedroom Three**

10'1" x 9'6" (3.09 x 2.90)

Double radiator, built in wardrobe cupboards, overhead storage compartments.

**Cloakroom**

WC with low level flush, double radiator, obscured glass window to the side elevation.

**Outside****Front Garden**

Small garden, iron railings.

**Rear Garden**

Predominately patioed and decked, enclosed with fencing to all sides, side 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 purposes.





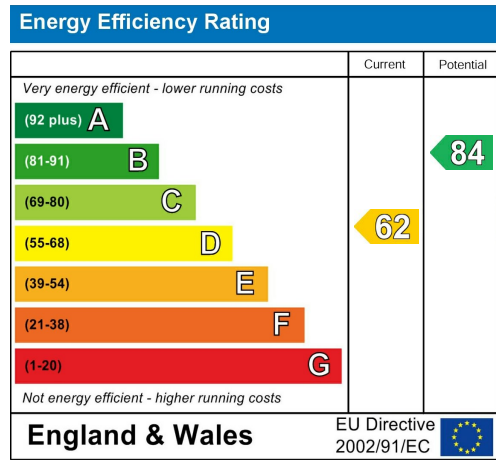
GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.

1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.

TOTAL FLOOR AREA : 921 sq.ft. (85.5 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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