

**RUSH
WITT &
WILSON**



155 De La Warr Road, Bexhill-On-Sea, East Sussex TN40 2JJ
Guide Price £350,000

A bright and spacious detached chalet style bungalow, in need of modernisation, comprising three double bedrooms, two reception rooms, fitted kitchen, fitted bathroom & separate shower room. Externally, the property boasts private front and rear gardens, garage, driveway & car port. Located in this highly convenient and sought after residential location of Bexhill, within very short walking distance to Bexhill Retail Park and Bexhill Seafront. Offered for sale with NO ONWARD CHAIN & VACANT possession, viewing comes highly recommended by Rush, Witt & Wilson. Council Tax Band D.



Entrance Hallway

Obscured glass panelled door, exposed wood flooring, double radiator.

Living Room

11'6" x 15'7" (3.51 x 4.76)

Double glazed window to the front elevation, exposed wood flooring, two double radiators, feature fireplace with tile surround and wooden mantel.

Dining Room

12'8" x 9'10" (3.88 x 3.0)

Exposed wood flooring, radiator, double glazed window to front elevation.

Kitchen/Breakfast Room

9'6" x 14'7" (2.92 x 4.45)

Fitted kitchen with wall and base level units, wood straight edge work top surfaces, double glazed windows to the rear elevation, one and a half bowl sink with drainer and mixer tap, obscured glass panelled door leading to side, four ring gas hob, separate pantry, stairs leading to the first floor.

Bathroom

Panelled bath with chrome hot and cold tap with chrome shower attachment, w/c with low level flush, pedestal hand basin with hot & cold tap, obscured window to the rear elevation.

Shower Room

Suite comprising walk in shower cubical with wall mounted shower controls, shower attachment & shower head.

Bedroom One

11'4" x 14'0" (3.47 x 4.29)

Double glazed windows to front elevation, double radiator.

Bedroom Two

10'7" x 11'10" (3.25 x 3.61)

Dual aspect with window to side and double glazed doors giving access to the garden, radiator, feature fireplace with tiled surround.

Bedroom Three

14'6" x 14'5" (4.42 x 4.41)

Double glazed windows to front elevation with views across Bexhill towards the sea, pedestal mounted wash hand basins with mixer tap, radiator.

Outside**Front Garden**

Driveway at the front providing off road parking for multiple vehicles with an area of lawn and a shrub border.

Rear Garden

Mainly laid to lawn, enclosed on all sides with with a selection of small trees and variety of shrubs.

Garage

With up & over door, power & light, side door leading to rear garden.

Car Port

Offering sheltered parking space.

Agents Notes

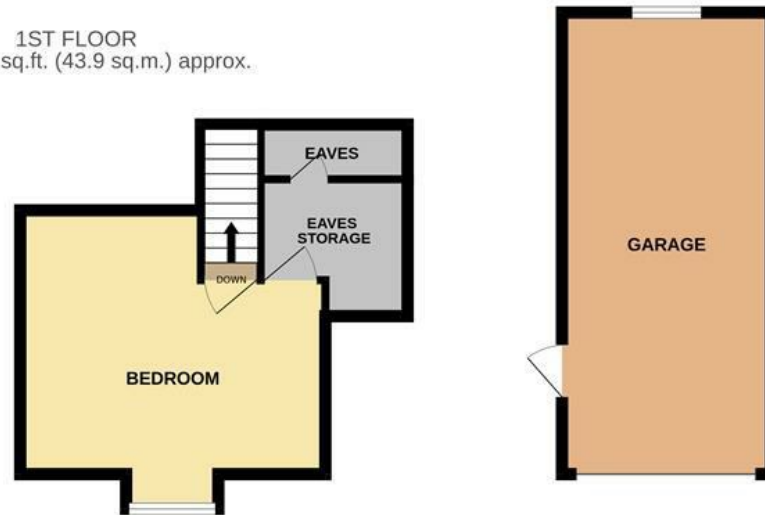
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR
908 sq.ft. (84.4 sq.m.) approx.

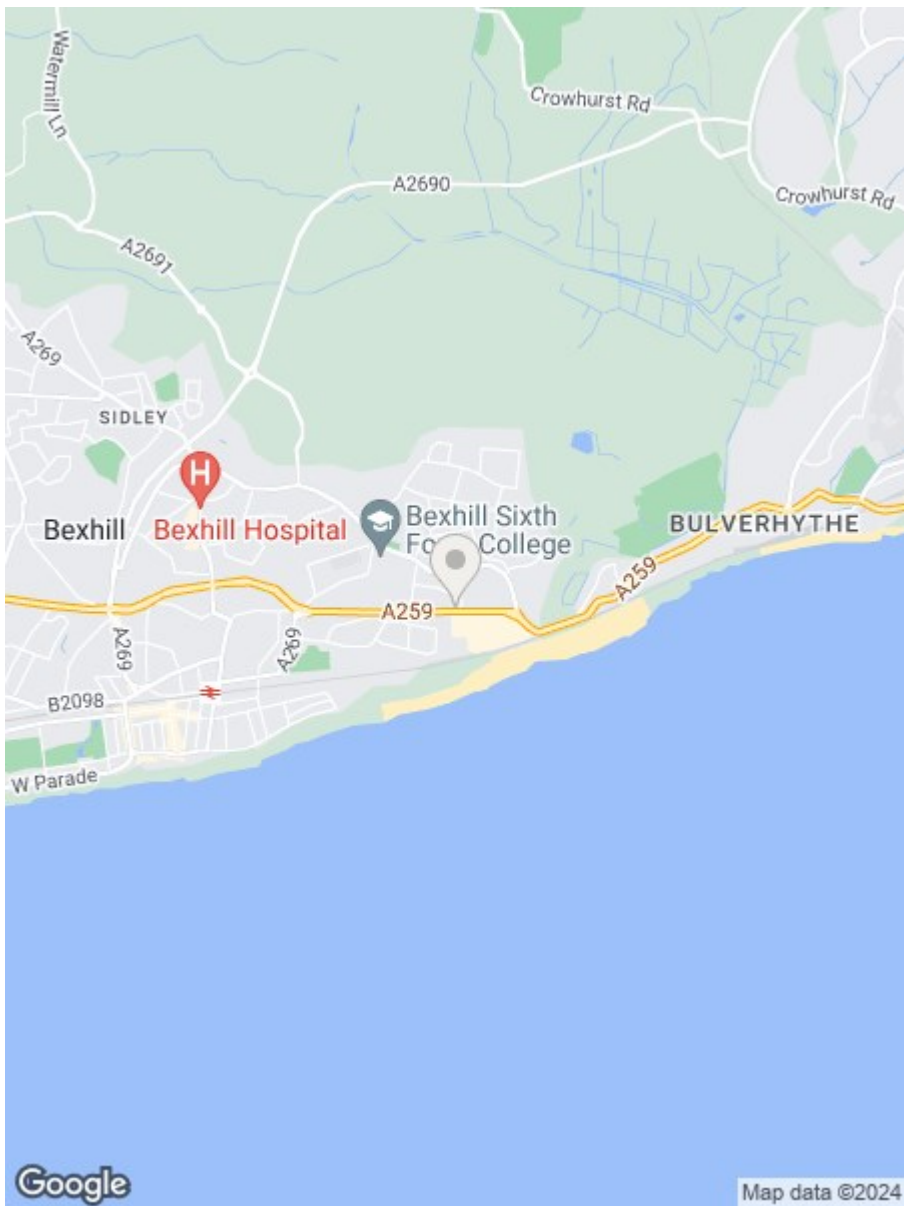


1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1381 sq.ft. (128.3 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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