

**RUSH  
WITT &  
WILSON**



**31 Southlands Road, Bexhill-On-Sea, East Sussex TN39 5HG**  
**Guide Price £339,000**

**A four bedroom semi-detached house, situated in this popular residential location, comprising living room, separate dining room, fitted kitchen, four double bedrooms, family bathroom, en-suite to master bedroom, double glazed windows and doors, gas central heating system. Externally the property boasts private front and rear gardens, a garage and off road parking, viewing comes highly recommended by RWW. Council Tax Band C.**



**Entrance Hallway**

With entrance door, obscured glass window to the front elevation, radiator, stairs leading to the first floor, under stairs storage cupboard.

**Dining Room**

10'6" x 9'10" (3.22 x 3.00)

With double glazed window to the front elevation, double radiator.

**Kitchen**

12'0" x 8'10" (3.67 x 2.70)

Fitted kitchen with a range of matching base and wall level units with laminate straight edge worktop surfaces, one and half bowl sink with drainer and mixer tap, space for freestanding oven, space for freestanding fridge and freezer, space and plumbing for dishwasher, duel aspect with double glazed windows to the side and rear elevations, double radiator, internal door leading to garage.

**Living Room**

24'2" x 12'2" (7.39 x 3.73)

Double glazed windows to the rear elevation with glass panelled French doors giving access onto the rear garden, feature fire with log burning stove.

**First Floor Landing**

With access to loft space via loft hatch.

**Bedroom One**

13'1" x 12'0" (4.00 x 3.66)

Double glazed windows to the rear elevation, double radiator, built in wardrobe cupboards with mirrored sliding doors with hanging space and shelving.

**En-Suite**

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, walk in shower cubicle with wall mounted shower controls, chrome shower attachment and chrome rain effect showerhead, radiator.

**Bedroom Two**

12'11" x 9'8" (3.94 x 2.96)

Duel aspect with double glazed windows to the front and rear elevations, double radiator.

**Bedroom Three**

11'11" x 8'1" (3.65 x 2.48)

With double glazed windows to the rear elevation, radiator, built in wardrobe cupboards with mirrored sliding doors, additional storage cupboard.

**Bedroom Four**

9'10" x 7'4" (3.00 x 2.24)

With double glazed windows to the front elevation, radiator.

**Bathroom**

Suite comprising wc with low level flush, floating wash hand basin with hot and cold tap, panelled p-bath with chrome wall mounted controls, chrome shower attachment and showerhead, radiator, obscured double glazed windows to the front elevation, tiled walls.

**Outside****Front Garden**

Patio laid front garden providing off road parking for multiple vehicles.

**Rear Garden**

Mainly laid to lawn with patio areas suitable for alfresco dining, fenced and enclosed to all side.

**Garage**

With up and over door, power and light.

**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.





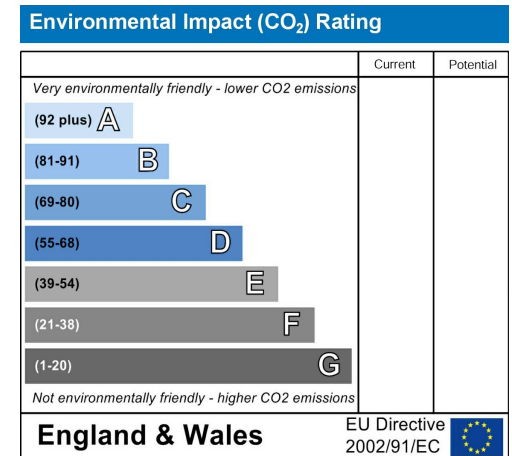
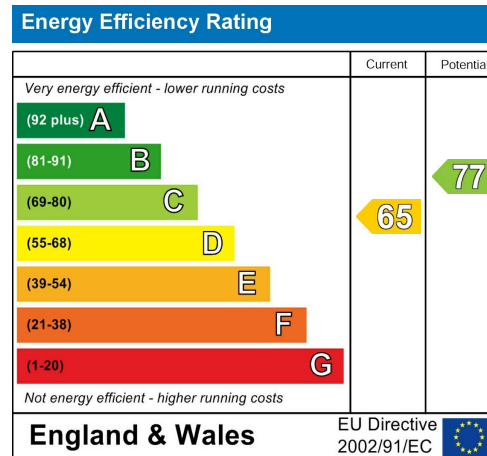
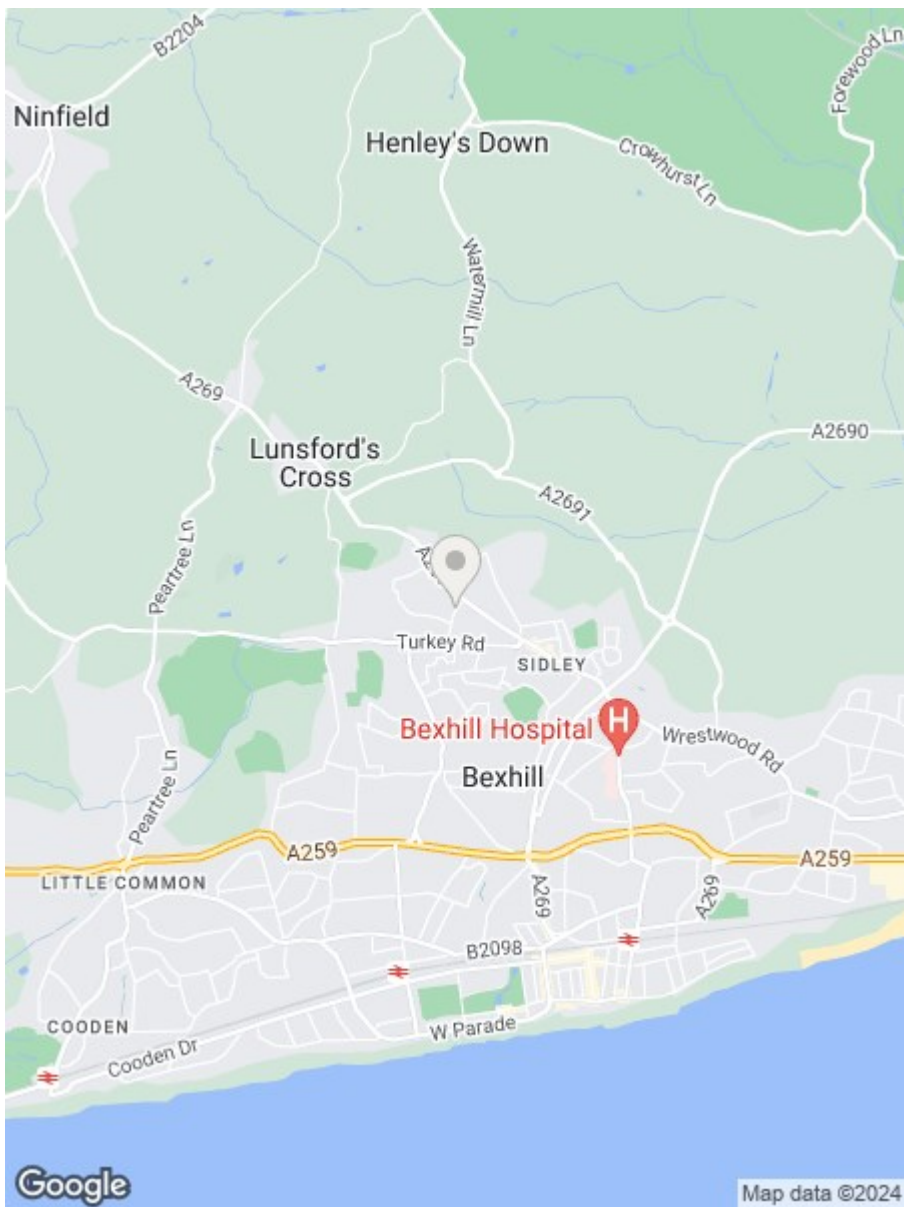
**GROUND FLOOR**  
716 sq.ft. (66.6 sq.m.) approx.

**1ST FLOOR**  
568 sq.ft. (52.7 sq.m.) approx.

**TOTAL FLOOR AREA : 1284 sq.ft. (119.3 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.

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**Residential Estate Agents**  
Lettings & Property Management



**3 Devonshire Road**  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk