

**RUSH
WITT &
WILSON**



**53 Bancroft Road, Bexhill-On-Sea, East Sussex TN39 4AG
£360,000**

This charming semi-detached 1930's house is full of character and offers a cozy living space with two reception rooms, perfect for entertaining guests or relaxing with family. The downstairs cloakroom is a convenient addition, and the gas central heating system ensures warmth and comfort throughout the year. The property also benefits from a detached single garage and off-road parking, making it ideal for those with vehicles. The double glazed windows and doors help to keep the property well-insulated and secure. One of the standout features of this home is the private front and stunning southerly facing rear gardens, perfect for enjoying the outdoors and soaking up the sunshine. The kitchen/breakfast room is well-equipped for preparing meals, and the living room with an open fireplace adds a touch of warmth and character. Located in a quiet no-through road, this property is still within easy reach of local amenities. Viewing is highly recommended by RWW sole agents to truly appreciate all that this lovely home has to offer.



Entrance Hallway

With entrance door, window to the front and side elevations, under stairs storage cupboard.

Cloakroom

WC with low level flush, corner wash hand basin with splashback, obscured glass window to the side elevation.

Living Room

14'1" x 13'9" (4.31 x 4.21)

bay window to the front elevation, double radiator, open fireplace with brick built surround, hearth and plinth, wood panelling.

Kitchen/Breakfast Room

20'6" x 14'11" (6.27 x 4.57)

Windows overlook the rear elevation with French doors leading out onto the rear garden, cast iron Edwardian fireplace with oak mantle and surround, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer stainless steel sink unit with mixer tap, plumbing for dishwasher, plumbing for washing machine, Range master cooker with gas hob and ovens beneath, matching extractor canopy and lights with tiled splashbacks, American style fridge/freezer.

First Floor Landing

Window to the side elevation, access to roof space,

Bedroom One

13'2" x 10'9" (4.03 x 3.30)

Window to the rear southerly elevation, single radiator.

Bedroom Two

14'6" x 12'0" (4.43 x 3.66)

Window to the front elevation, single radiator.

Bedroom Three

9'9" x 9'1" (2.98 x 2.79)

Windows to the rear and side elevations, single radiator.

Bathroom

Modern suite comprising inset bath with wall mounted electric shower unit, controls and showerhead, wc with low level flush, wall mounted wash hand basin with vanity unit beneath, obscured glass window to the front elevation, tiled splashbacks, heated towel rail.

Outside**Front Garden**

Shrubbery, plants and trees of various kinds, enclosed with fencing to both sides, five bar gate gives access to off road parking on gravelled driveway.

To The Side Of the Property

Timber log store and side access.

Rear Garden

Southerly facing rear garden, shrubbery, plants and trees of various kinds, pond, bbq, summerhouse, timer framed shed, greenhouse, all enclosed with fencing to all sides offering privacy and seclusion, outside water tap, various patio areas, hot tub is available via separate negotiation.

Single Detached Garage

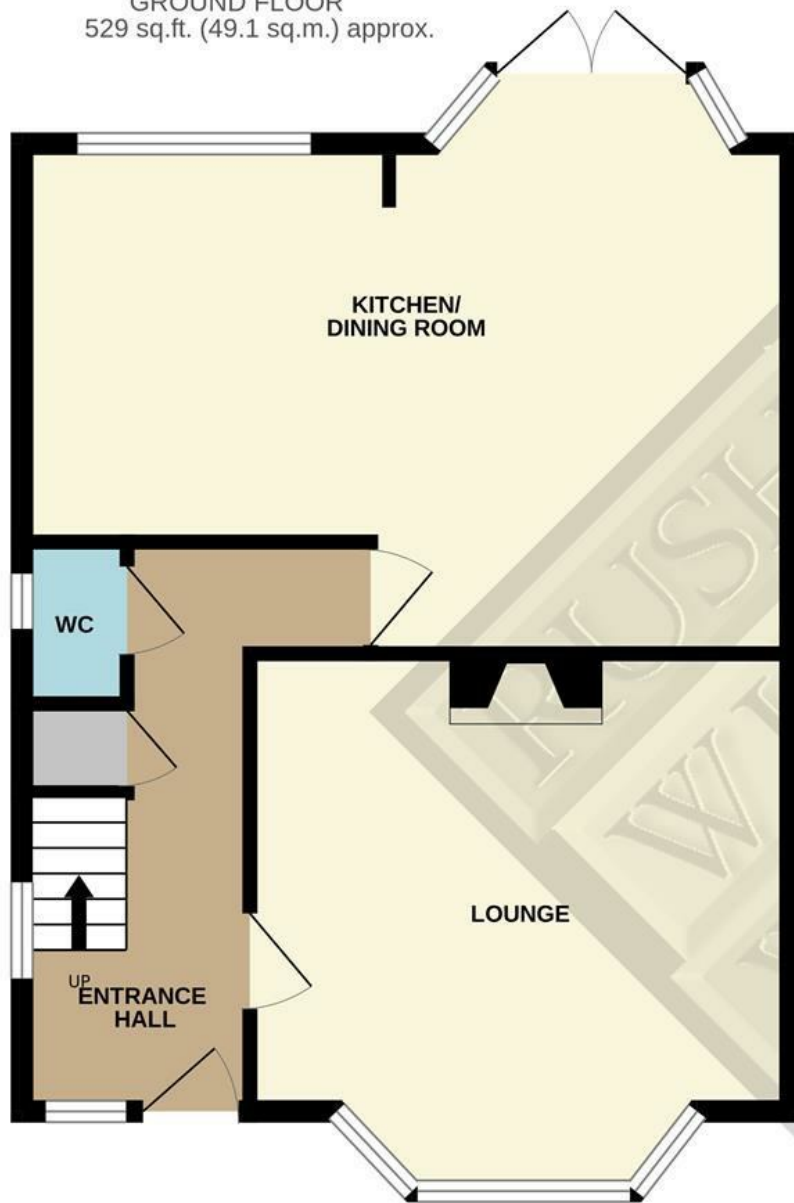
With double opening doors, power, light, recently renewed roof,

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
529 sq.ft. (49.1 sq.m.) approx.

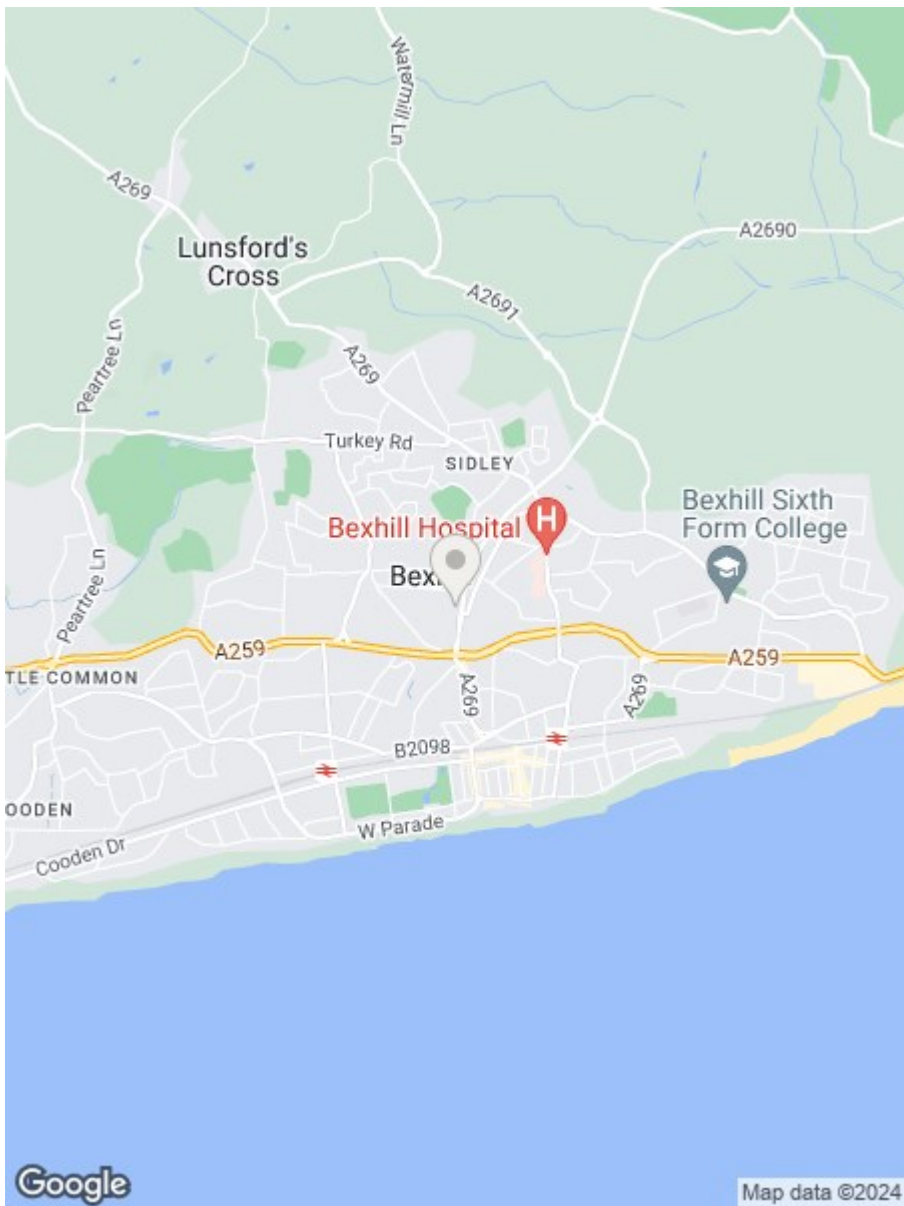


1ST FLOOR
503 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B		
(69-80) C	71	
(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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