

**RUSH  
WITT &  
WILSON**



**32 Hornbeam Avenue, Bexhill-On-Sea, East Sussex TN39 5JT  
£395,000**

**A well presented three bedroom, detached house, situated in this sought after residential location of Bexhill. Offering bright and spacious accommodation throughout the property comprises three double bedrooms, dual aspect living room, conservatory, modern fitted kitchen/dining room, separate utility room, down stairs cloakroom, family bathroom and En-suite to master bedroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts a well maintained rear garden, garage and off road parking. Viewing comes highly recommended by RWW sole agents. Council Tax Band D.**



### **Entrance Hallway**

Obscured glass panelled entrance door, stairs leading to first floor, radiator.

### **Living Room**

16'4" x 10'9" (4.98 x 3.28)

Dual aspect with double glazed windows to the front elevation, glass panelled sliding doors leading onto the conservatory, double radiator.

### **Conservatory**

9'4" x 7'9" (2.85 x 2.38)

Dual aspect with windows to the side and rear elevations, glass panelled French doors giving access onto the rear garden, electric radiator.

### **Kitchen/Dining Room**

16'4" x 9'10" (4.98 x 3.00)

Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with mixer tap, space for freestanding fridge and freezer, integrated electric oven, five ring gas hob with extractor canopy above, space and plumbing for washing machine, tiled splashbacks, dual aspect with double glazed windows, door to front and rear elevations, radiator, recessed ceiling spotlights.

### **Utility Room**

Space and plumbing for washing machine/tumble dryer, base level unit with laminate straight edge worktop surfaces, gas central heating and domestic hot water boiler. Under stairs alcove space, radiator, glass panelled door giving access onto the rear garden

### **Downstairs Cloakroom**

Suite comprising wc with low level flush, floating wash hand basin with hot and cold tap, tiled splashbacks, radiator, tiled floor.

### **First Floor Landing**

Double glazed windows to the rear elevation, radiator.

### **Bedroom One**

12'11" x 9'5" (3.95 x 2.89)

Double glazed windows to the front elevation, double radiator.

### **En-Suite**

Modern suite comprising wc with low level flush, pedestal mounted wash hand basin and mixer tap, radiator, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, part tiled wall tiled splashbacks, recessed ceiling spotlights, obscured double glazed windows to the front elevation.

### **Bedroom Two**

12'2" x 11'2" (3.73 x 3.41)

Double glazed windows to the front elevation, built in wardrobe cupboards, access to loft space via hatch, radiator.

### **Bedroom Three**

7'8" x 7'6" (2.34 x 2.31)

Double glazed windows to the rear elevation, radiator.

### **Bathroom**

Suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, panelled bath with chrome controls and chrome hand/shower attachment and showerhead, radiator, obscured double glazed windows to the rear elevation, part tiled walls, tiled floor.

### **Outside**

#### **Front Garden**

Driveway providing off road parking leading to the garage.

#### **Garage**

With electrically operated roller door.

#### **Rear Garden**

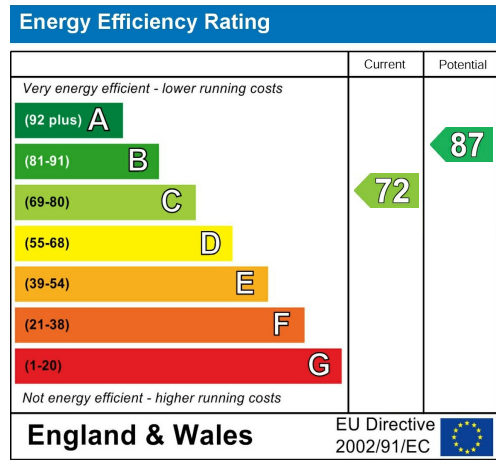
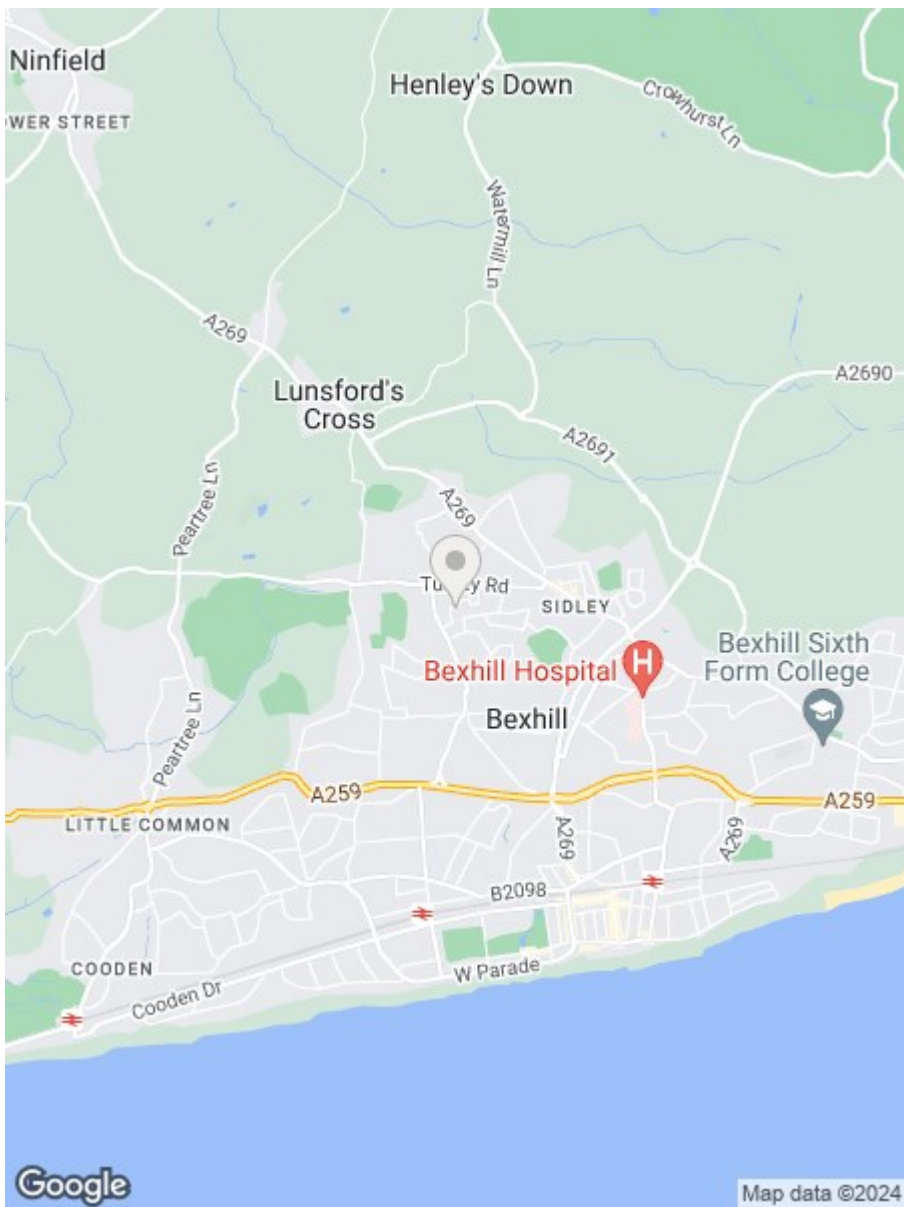
Mainly laid to lawn with raised flowerbeds to one side, trees of various kinds, patio areas suitable for alfresco dining, enclosed to all sides.

#### **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.







**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**