

**RUSH
WITT &
WILSON**



60 London Road, Bexhill-On-Sea, East Sussex TN39 3LE
Price Guide £396,000

A very impressive four/ five bedroom semi-detached Victorian house with double fronted shop premises and approx. 200' rear private garden, off road parking to the front and rear of property, arrange over three floors, gas central heating system with recently installed boiler, double glazed windows and doors, retains many original features, new flat roof, recently externally redecorated, spacious kitchen/ breakfast room, dining room, beautiful living room with south westerly facing bay windows, vacant possession. Viewing recommended by RWW sole agents. Council Tax Band B.



Shop

23'5" x 18'2" (7.15 x 5.55)

Double fronted bay windows overlook the front elevation with shop entrance door, large storage cupboard

Entrance Hallway

Double radiator, exposed floorboards and large under stair storage cupboard with doors leading to dining room and shop

Dining Room

13'7" x 11'5" (4.15 x 3.48)

Double radiator, cast iron Victorian style fire place, exposed floor boards

Kitchen / Breakfast Room

17'8" x 12'2" (5.4 x 3.71)

Windows overlook both rear and side elevations, fitted kitchen comprising a range of matching wall and base level units with laminated wood effect work tops, one and half bowl composite sink with mixer tap, plumbing for washing machine and dishwasher, space for cooker, space for fridge/freezer, tiled floor, door leading to rear garden

First Floor Landing

Original Victorian style staircase

Living Room/ Bedroom Five

18'3" x 16'8" (5.57 x 5.10)

Bay window overlooks the south westerly elevation, beautiful sculptured fire place

Bedroom One

13'7" x 11'10" (4.16 x 3.61)

Window to rear elevation, double radiator, cast iron fireplace, built in wardrobe cupboards

Cloakroom

W/C with low level flush, double radiator, obscured glass window overlooks side elevation

Bathroom

12'10" x 12'9" (3.92 x 3.90)

Suite comprising panelled bath, pedestal wash hand basin, walk in shower cubical with chrome controls, fixed chrome shower head and hand shower attachment, obscured glass window overlooks rear elevation, cast iron fireplace, built in linen cupboard

Second Floor Landing

Window to rear elevation, double radiator

Bedroom Two

13'9" x 11'0" (4.20 x 3.37)

Window to front elevation, cast iron fireplace, double radiator, built in storage cupboard

Bedroom Three

12'5" x 12'9" (3.79 x 3.9)

Window to rear elevation, double radiator, cast iron fire place

Bedroom Four

14'0" x 7'6" (4.29 x 2.3)

Double radiator, window to front elevation

Outside

The front offers off road parking

Off Road Parking

Private off road parking space to the front and long driveway leading to additional off road parking to the rear, accessed by two gates.

Rear Garden

approx 200' length (approx 60.96m length)

Mainly laid to lawn with a host of different plants, shrubs and trees or various kinds, approx. 200ft in length, patio area perfect for alfresco dining, potential to erect garaging if required subject to pp, two timber framed sheds, enclosed with fencing to all sides offering privacy and seclusion, side door and double doors.

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
APPROX. FLOOR
AREA 832 SQ. FT.
(77.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 690 SQ. FT.
(64.1 SQ.M.)

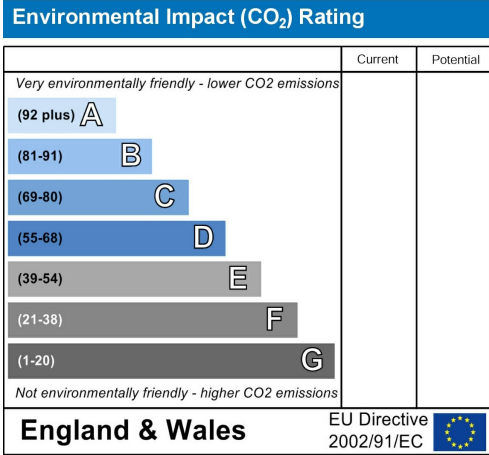
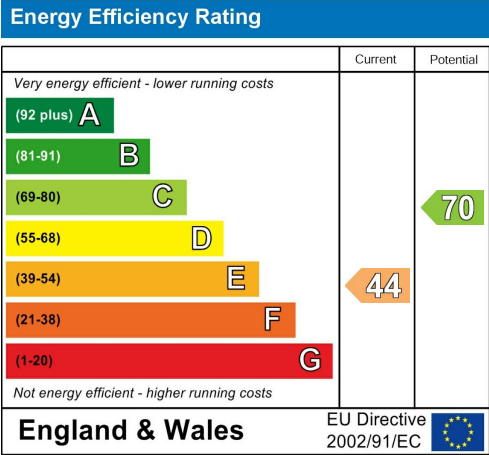
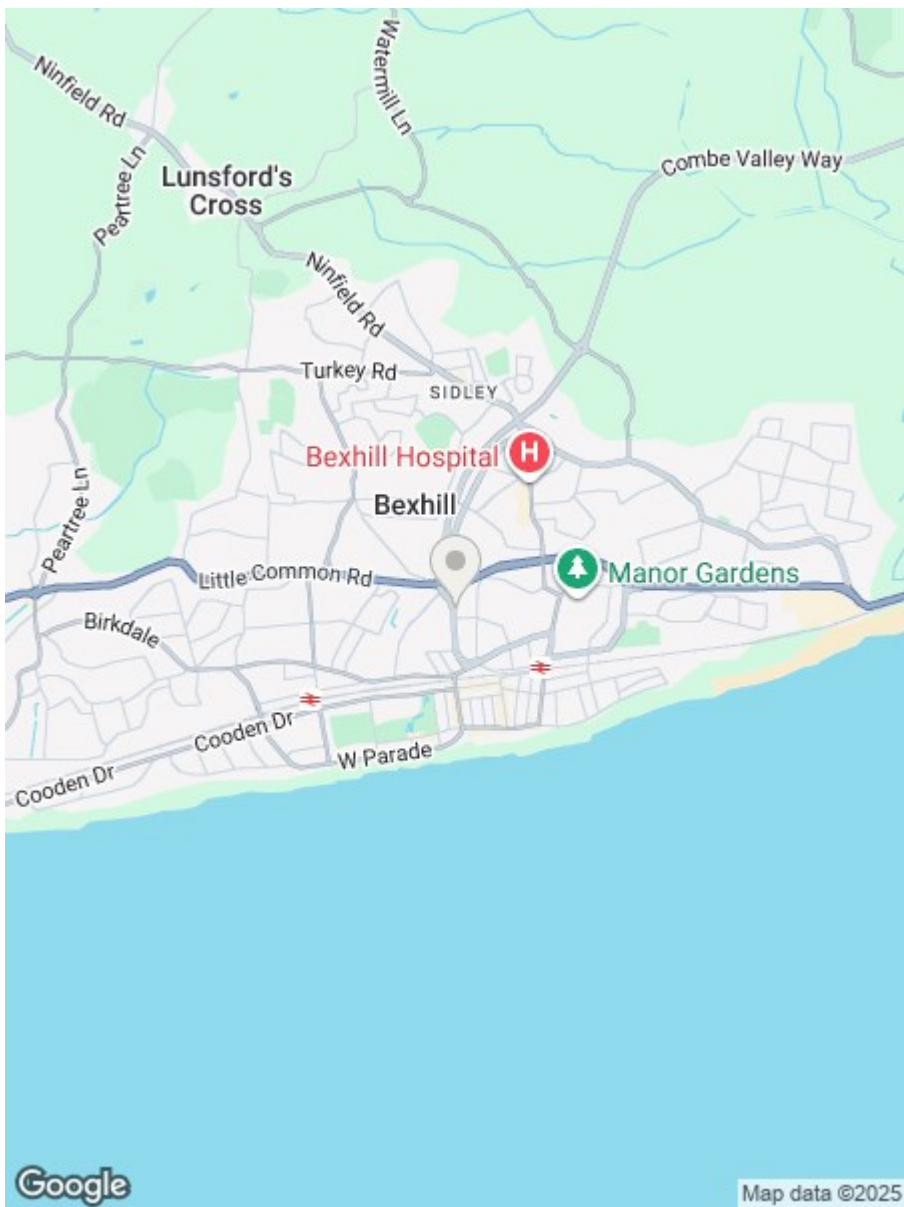


2ND FLOOR
APPROX. FLOOR
AREA 476 SQ. FT.
(44.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1999 SQ. FT. (185.7 SQ.M.)

Noted every effort has been made to ensure the accuracy of the floor plan contained herein. Measurements of rooms, corridors, stairs and any other items are approximate and no responsibility is taken for any error, omissions or misstatements. Therefore, the floor plan is provided for general guidance only and should not be used as a basis for any construction or other work.

Drawn with AutoCAD 2010



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