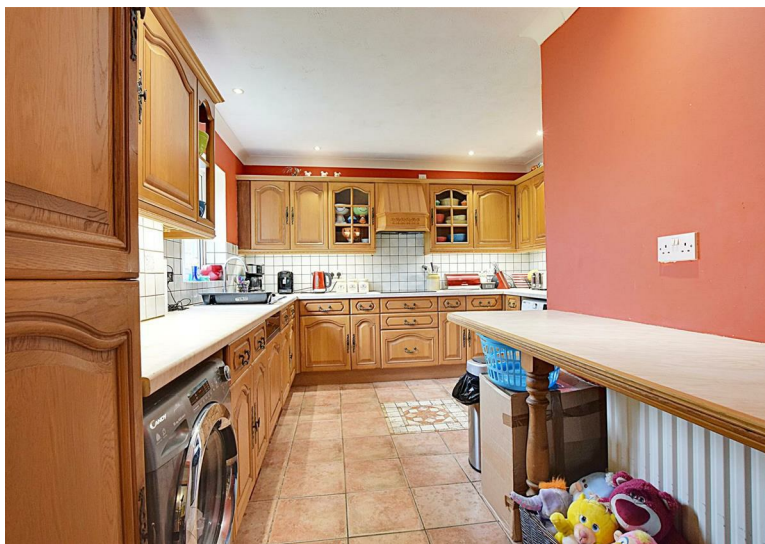


**RUSH
WITT &
WILSON**



**49 Barrack Road, Bexhill-On-Sea, East Sussex TN40 2AZ
Offers In Excess Of £355,000 Freehold**

Beautifully presented three bedroom detached house situated in this popular residential location. Offering bright and spacious accommodation throughout, the property comprises bay fronted living room, separate dining room, fitted kitchen/breakfast room, downstairs wc, three double bedrooms and a family bathroom suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts a private front and rear gardens and viewing comes highly recommended by Rush Witt & Wilson, Bexhill.



Entrance Hallway

Stairs leading to the first floor, glass panelled entrance door with open arch leading to the living room, understairs storage space.

Living Room

13'1" x 10'11" (4m x 3.35m)
Double glazed bay window to the front elevation, double radiator.

Downstairs WC

Suite comprising wc with low level flush, vanity unit, wash hand basin with mixer tap, chrome heated towel rail.

Dining Room

14'1 x 11'3 (4.29m x 3.43m)
Double glazed French doors with access onto the rear garden, radiator, fireplace, storage cupboard, opening leading to:

Kitchen/Breakfast Room

13'10 x 11'1 (4.22m x 3.38m)
Fitted kitchen with a range of matching and wall level units, laminated straight edge worktop surfaces, one and a half bowl sink with drainer and mixer tap, integrated electric oven and grill, space and plumbing for washing machine, space for tumble dryer, four ring electric hob with extractor canopy above, integrated dishwasher, integrated fridge and freezer, breakfast bar, tiled splashbacks, double glazed window overlooking Warrior Garden, under cupboard lighting, additional recessed ceiling spotlights.

First Floor

Landing

Window to the side elevation, access to loft space via a loft hatch, linen cupboard.

Bedroom One

13'8 x 12' (4.17m x 3.66m)
Double glazed bay window to the front elevation, range of fitted bedroom furniture comprising wardrobe space, drawers and shelving with additional window seating with pull out drawers, vertical radiator, air conditioning unit, inset electric flame effect fire.

Bedroom Two

11'3 x 11'2 (3.43m x 3.40m)
Double glazed window to the rear elevation overlooking the rear garden, radiator.

Bedroom Three

11'8 x 8'6 (3.56m x 2.59m)
Double glazed window to the front elevation with radiator, air conditioning unit.

Bathroom

Suite comprising wc with low level flush, pedestal mounted wash hand basin with hot and cold tap, panelled bath with hot and cold tap with additional shower over bath, chrome heated towel rail, tiled walls, obscured double glazed window to the rear elevation.

Outside

Front Garden

A private front garden with mature shrubs and trees of various kinds and all enclosed with brick wall and extended shrubbery to provide privacy and seclusion.

Rear Garden

Beautifully maintained with mature plants, shrubs and trees of various kinds, various seating areas suitable for alfresco dining and enclosed to all sides.

Agents Note

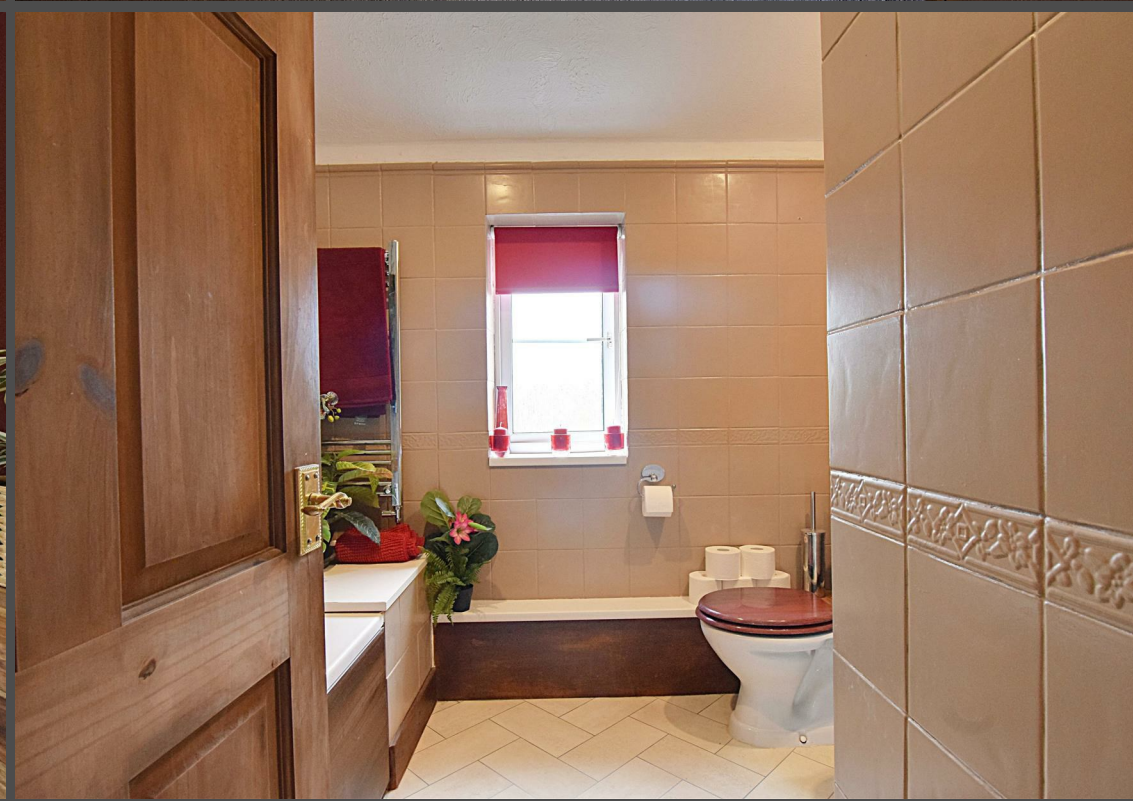
None of the services or appliances mentioned in these sale particulars have been tested.

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.

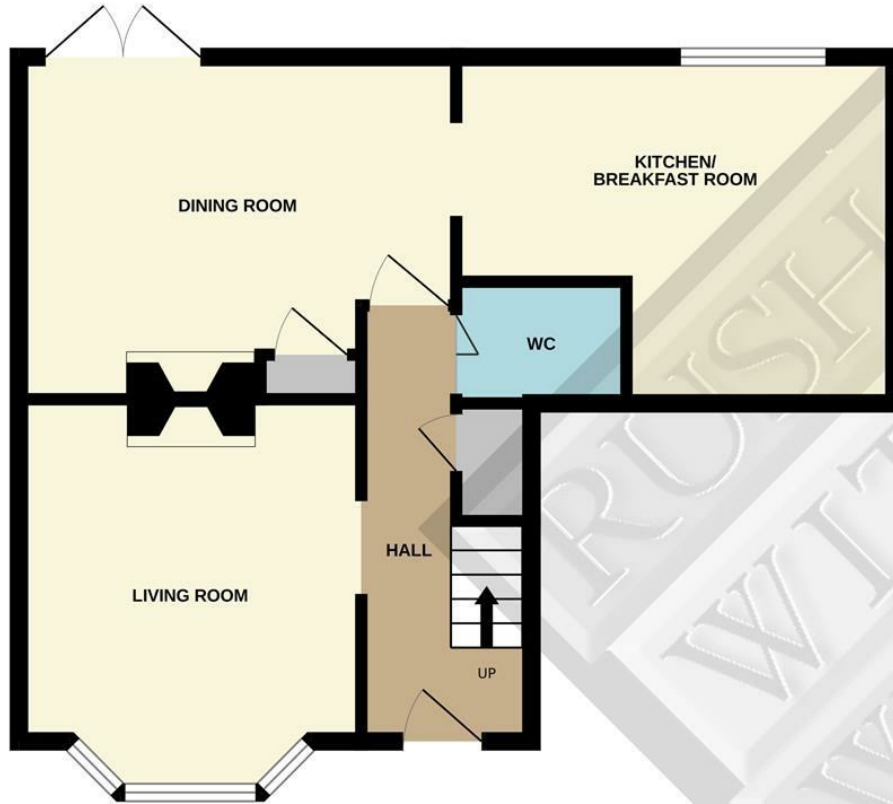
Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



GROUND FLOOR
482 sq.ft. (44.7 sq.m.) approx.



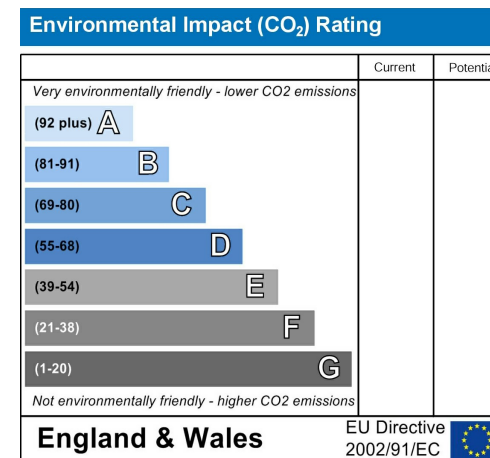
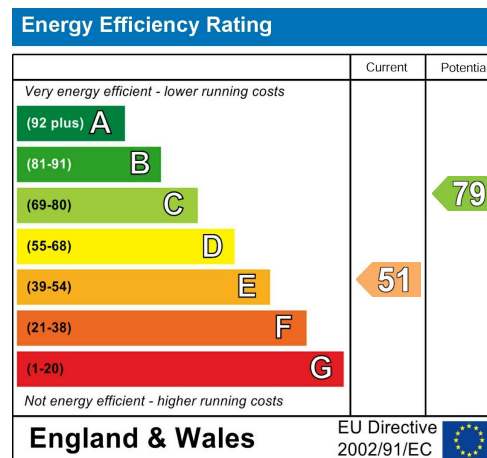
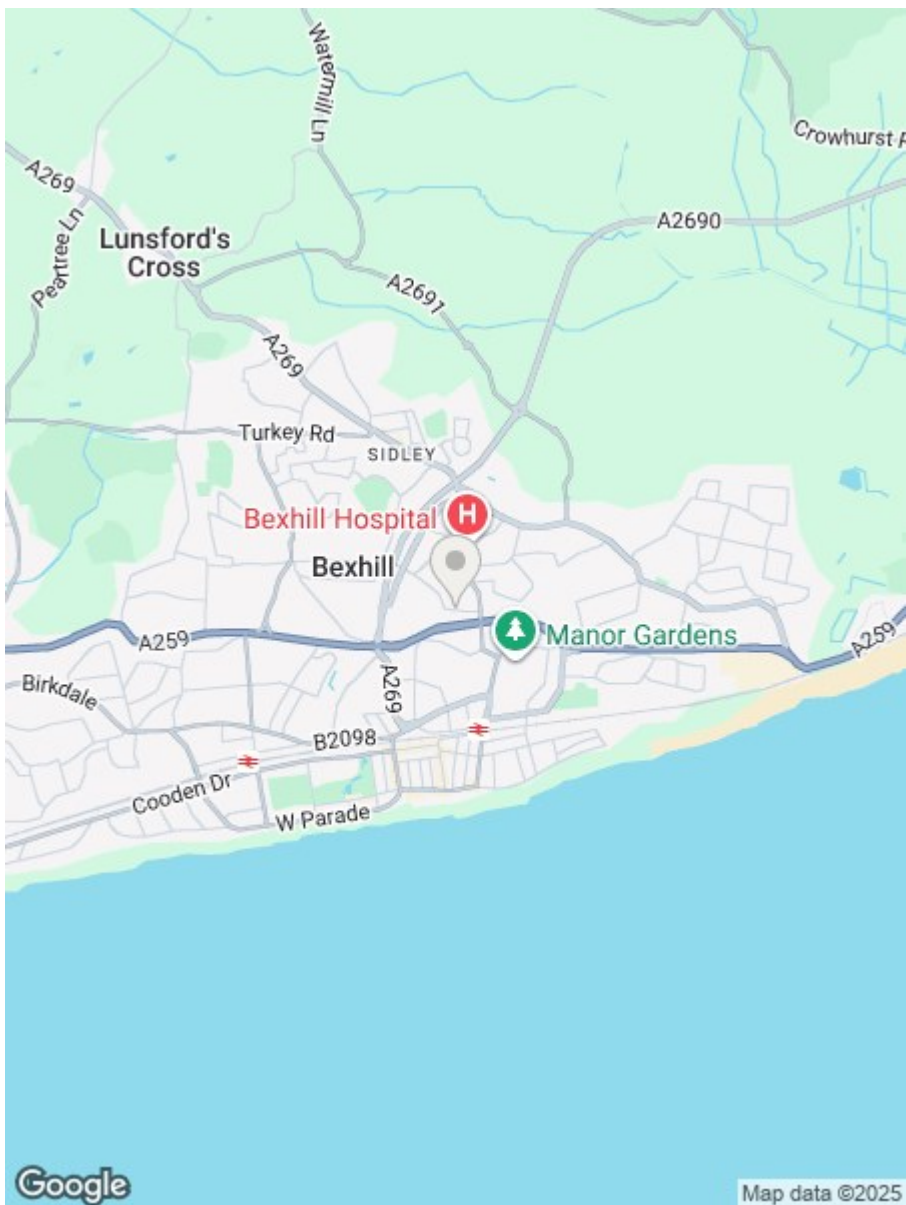
1ST FLOOR
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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.

Made with Metropix ©2025



**RUSH
WITT &
WILSON**

**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**