

**RUSH
WITT &
WILSON**



**4 Claremont Road, Bexhill-On-Sea, East Sussex TN39 5BX
£240,000**

A three bedroom mid-terrace house comprising bay fronted living room, dining room, fitted kitchen/breakfast room, three double bedrooms. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property boasts a private low maintenance rear garden. Situated in a residential location within short walking distance to local amenities. Viewing comes highly recommended by RWW sole agents. Council Tax Band B.



Entrance Porch

With entrance door leading to entrance hallway.

Hallway

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

Living Room

14'7" x 12'3" (4.47 x 3.75)

Double glazed bay widows to the front elevation, radiator, feature fireplace.

Dining Room

13'8" x 12'1" (4.19 x 3.70)

Double glazed windows to the rear elevation, under stairs storage.

Kitchen/Breakfast Room

14'0" x 9'1" (4.27 x 2.78)

Fitted kitchen comprising a range of base and wall units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, space for freestanding cooker, extractor canopy, space for freestanding fridge and freezer, space and plumbing for washing machine, space for tumble dryer, panelled splashbacks, gas central heating and domestic hot water boiler, double glazed windows to the side elevation, radiator, obscured glass panelled door leading to the rear garden.

Bathroom

Suite comprising wc with low level flush, panelled bath with chrome controls, wall mounted shower and showerhead, pedestal mounted wash hand basin with hot and cold tap, radiator, tiled walls, obscured window to the rear elevation.

First Floor Landing

Access to roof space via loft hatch.

Bedroom One

15'11" x 13'6" (4.87 x 4.13)

Double glazed windows to the front elevation, radiator.

Bedroom Two

11'8" x 10'5" (3.56 x 3.19)

With double glazed windows to the rear elevation, radiator.

Bedroom Three

10'7" x 8'3" (3.24 x 2.52)

Double glazed windows to the rear elevation, radiator, built in wardrobe cupboards.

Cloakroom

Suite comprising wc with low level flush, wash hand basin with mixer tap, obscured double glazed window to the side elevation.

Outside

Rear Garden

Patioed laid suitable for alfresco dining, gated access to the rear elevation, 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.



GROUND FLOOR
523 sq.ft. (48.5 sq.m.) approx.



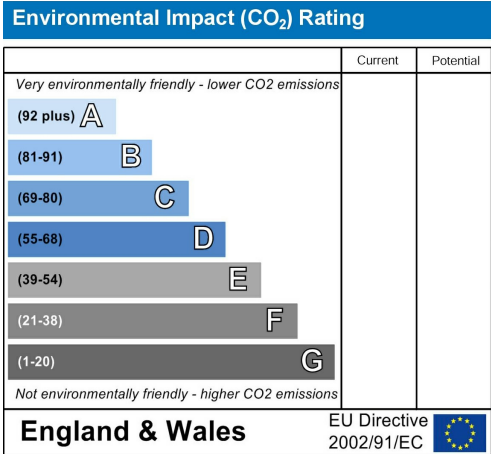
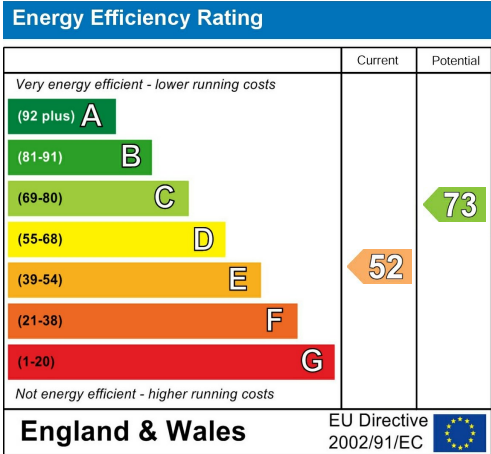
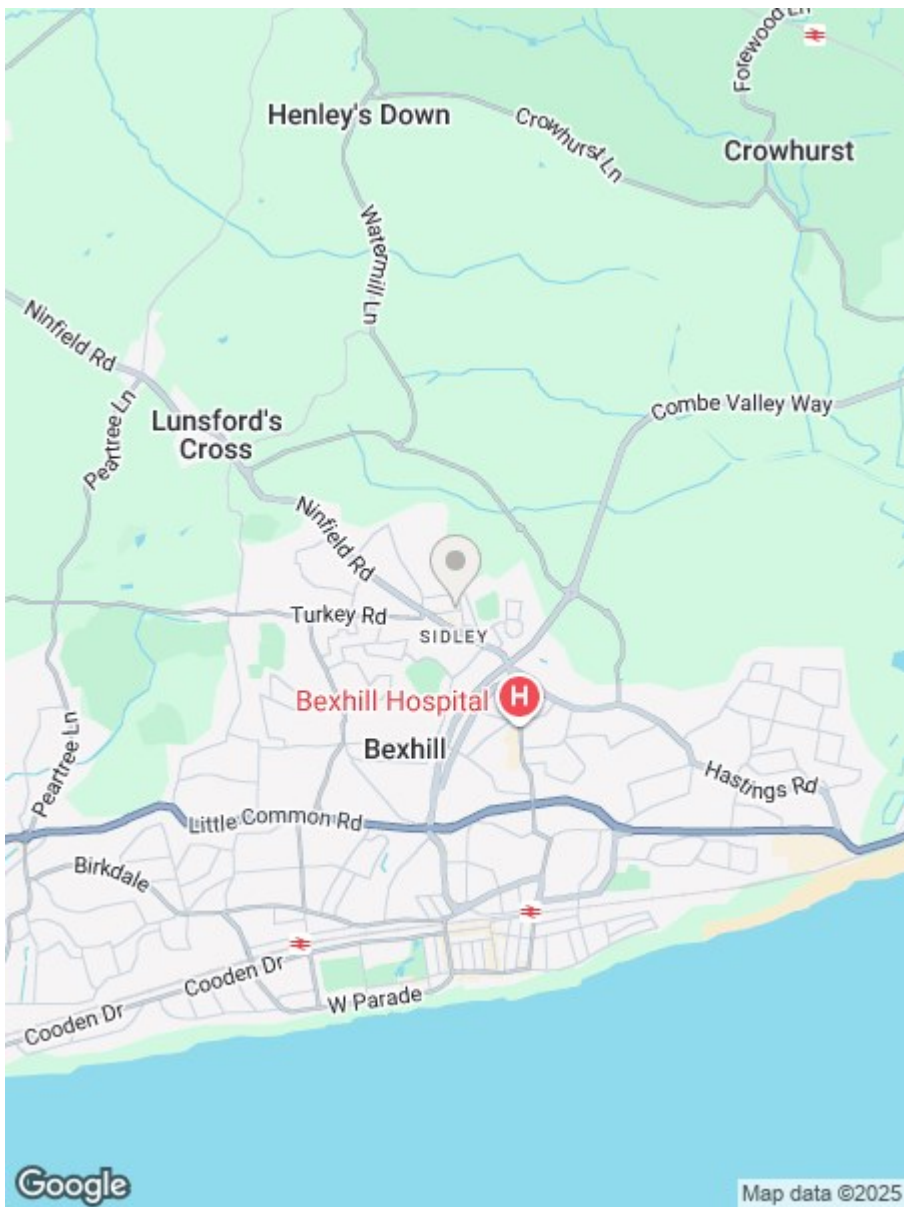
1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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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