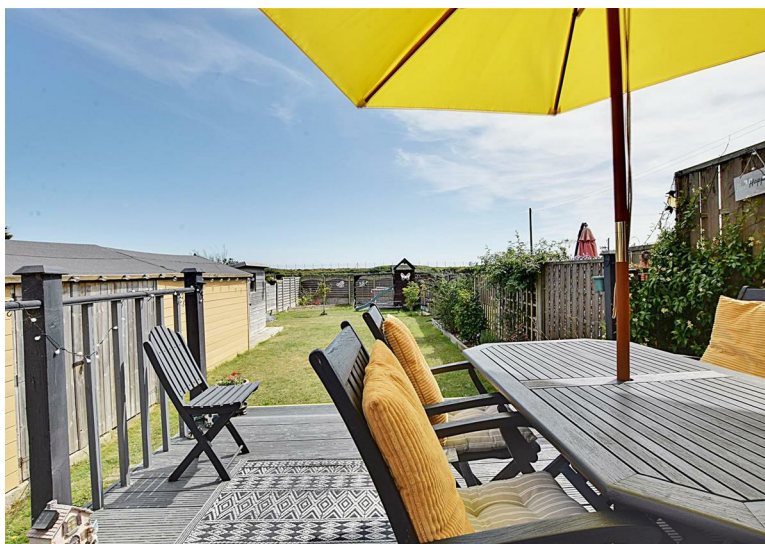


**RUSH
WITT &
WILSON**



433 Bexhill Road, St. Leonards-On-Sea, East Sussex TN38 8AR
£319,995 Freehold

Three bedroom semi detached family home situated in a highly convenient location of St Leonards and within very close proximity to Bexhill Retail Centre with its wide range of amenities. Offering bright and spacious accommodation throughout, the property comprises bay fronted living room, modern open plan kitchen/dining/utility room, downstairs Cloakroom/wc, three bedrooms, modern family bathroom suite. Other internal benefits include gas central heating to radiators, double glazed windows and doors throughout. Externally the property boasts off road parking, garage and beautifully maintained and established private rear garden. Viewings come highly recommended by Rush Witt & Wilson sole agents.



Entrance Hallway

Entrance door, stairs rising to the first floor with under stairs storage space, double radiator, doors off to the following:

Living Room

15'9 x 11'1 (4.80m x 3.38m)
Double glazed bay window to the front elevation, double radiator, fireplace.

Kitchen/Dining/Utility Room

21'2 x 15'8 (6.45m x 4.78m)
A modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, integral oven and grill, four ring electric hob with extractor canopy above, integral fridge/freezer, integral microwave, integral dishwasher, beautiful views onto the rear garden accessed by double glazed French doors. The utility area comprises one and a half bowl sink with side drainer and mixer tap, space and plumbing for washing machine, space for tumble dryer, additional work benches, vertical radiator, door through to garage, window overlooking the rear garden.

Cloakroom/WC

Suite comprising low level wc, vanity unit with wash hand basin and mixer tap,

First Floor

Landing

Access to loft space, doors off to the following:

Bedroom One

15'9 x 9'10 (4.80m x 3.00m)
Double glazed window to the front elevation, radiator.

Bedroom Two

10'8 x 10'7 (3.25m x 3.23m)
Double glazed window to the rear elevation, radiator.

Bedroom Three

9'7 x 6'6 (2.92m x 1.98m)
Double glazed window to the front elevation, radiator.

Bathroom

Suite comprising low level wc, vanity unit with wash hand basin and mixer tap, panel enclosed bath with chrome mixer tap, additional shower over bath with chrome shower

attachment, chrome shower head, chrome heated towel rail, tiled walls, tiled flooring, obscure double glazed window to the rear elevation.

Outside

Front Garden

Driveway providing off road parking.

Rear Garden

Beautifully maintained south facing garden enjoys a raised decking area suitable for alfresco dining and entertaining. The garden comes mainly laid to lawn with various plants, shrubs and trees, enclosed to all sides offering privacy and seclusion, two large timber framed storage sheds.

Garage

Electric roller door, fitted workbenches, power and light connected, double glazed sliding door with access to the rear garden.

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 – B

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.

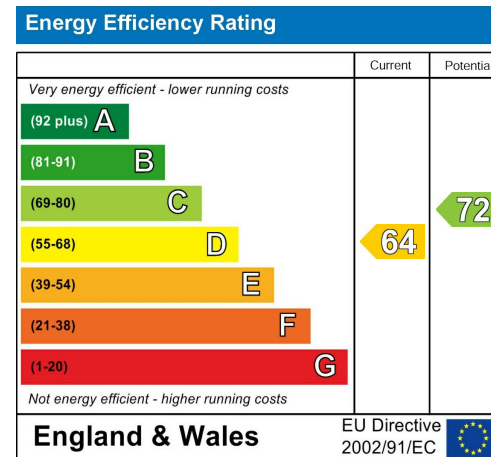
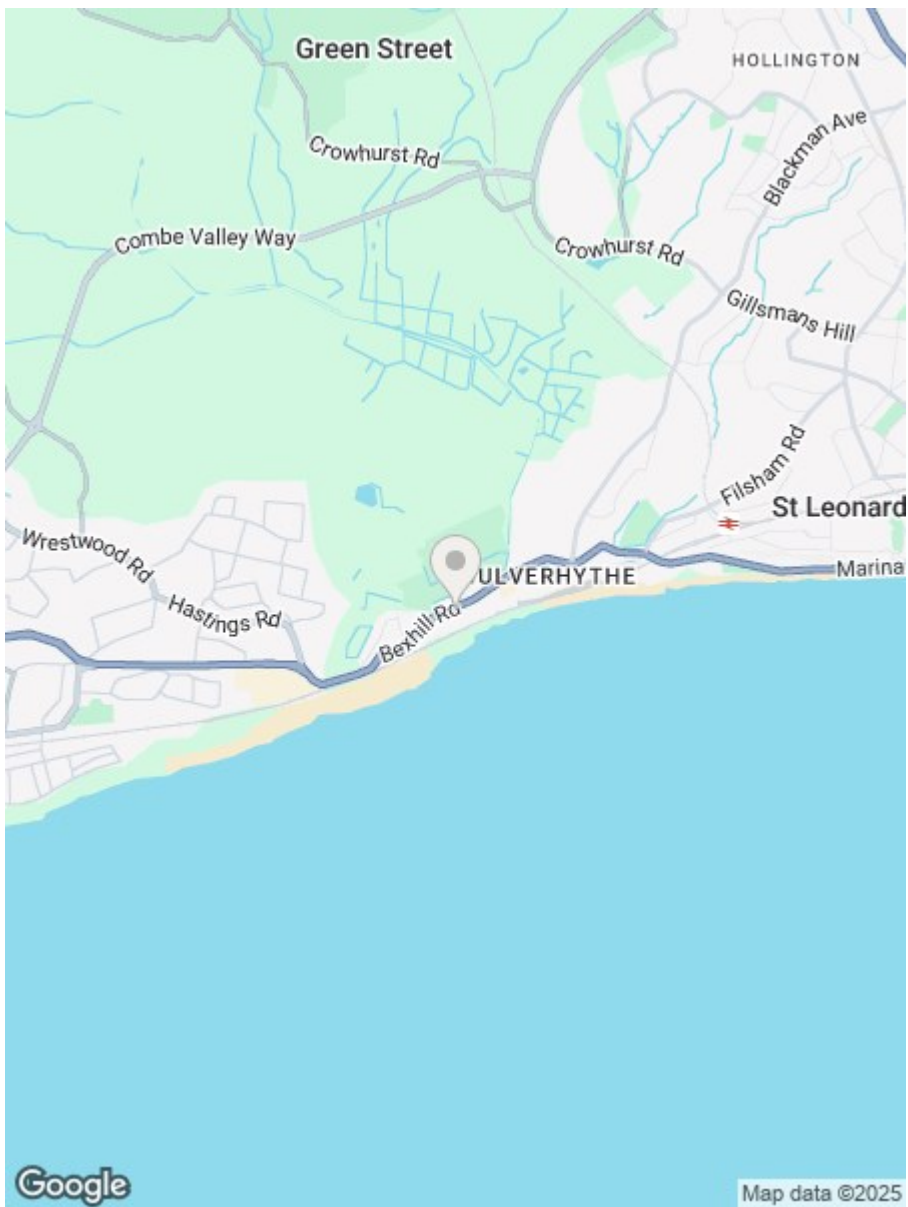




TOTAL FLOOR AREA : 1208 sq.ft. (112.3 sq.m.) approx.

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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