

**RUSH  
WITT &  
WILSON**



**51 Amherst Road, Bexhill-On-Sea, East Sussex TN40 1QN  
£385,000**

**A very spacious three bedroom semi detached house within easy reach of Bexhill town centre, the property comprises two reception rooms, kitchen/breakfast room, down stairs cloakroom, three bedrooms and bathroom on the first floor, two garden basement rooms with potential to convert in to an annex or further living space, in need of some refurbishment and modernisation, double glazed windows and doors, private front and rear gardens, off road parking, viewing comes highly recommended by RWW sole agents.**



## **Covered Entrance Porch Way**

### **Entrance Hallway**

With entrance door, two obscured glass windows to the front elevation, under stairs storage cupboard, double radiator.

### **Living Room**

13'9 x 14'1 (4.19m x 4.29m)

Window to the rear westerly elevation, beautiful Victorian fireplace with tiled insert, double radiator.

### **Dining Room**

15'3 x 13'5 (4.65m x 4.09m)

Bay window to front elevation, double radiator, laminate wood flooring, feature fireplace.

### **Kitchen/Breakfast Room**

14'9 x 11'4 (4.50m x 3.45m)

Fitted kitchen comprising a range of base and wall units with laminate roll edge worktop, single drainer sink unit with mixer tap, breakfast bar, single radiator, space for fridge/freezer, plumbing for washing machine, space for tumble dryer, space for cooker, tiled splash backs, window to rear elevation, borrowed light window to hallway.

### **Side Lobby**

Door to the side of the property, stairs down to basement.

### **Cloak Room**

Wc with low level flush, wall mounted wash hand basin, tiled splash backs, obscured glass window to the side elevation.

### **First Floor Landing**

Turned Staircase, obscured glass windows to both the front and side elevation, additional front facing window, access to roof space, built-in airing cupboard, large eaves storage cupboard.

### **Bedroom One**

13'5 x 14'2 (4.09m x 4.32m)

Two windows to the rear elevation, single radiator, built-in storage cupboards, laminate wood flooring.

### **Bedroom Two**

13'5 x 15'8 (4.09m x 4.78m)

Bay window to the front elevation, window seats, double radiator.

### **Bedroom Three**

14'6 x 8'10 (4.42m x 2.69m)

Window to rear elevation, built-in wardrobe cupboards, single radiator.

### **Bathroom**

Suite comprising panelled bath with shower screen, hand shower attachment and electric shower unit, pedestal wash hand basin with tiled splash backs, wc with low level flush, double radiator, two obscured glass windows to the side elevation.

## **Lower Ground Floor**

### **Basement Room One**

14'9 x 9'4 (4.50m x 2.84m)

Window to rear elevation, door leads out to rear patio, single radiator, built-in storage cupboard, gas central heating boiler.

### **Basement Room Two**

13'2 x 8'7 (4.01m x 2.62m )

Window to the rear elevation, door leading to basement room three.

### **Basement Room Three**

In need of conversion.

## **Outside**

### **Front Garden**

Arranged with low maintenance in mind with well stocked shrub beds, chip stone areas, all enclosed with a combination of retaining walls and fencing to all sides, off road parking is available, cast iron gate leads to the side of the property.

### **Rear Garden**

Mainly laid to lawn, large patio area, ornamental fish pond, green house, outside water tap all enclosed with fencing to all sides, access to the side.

### **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.

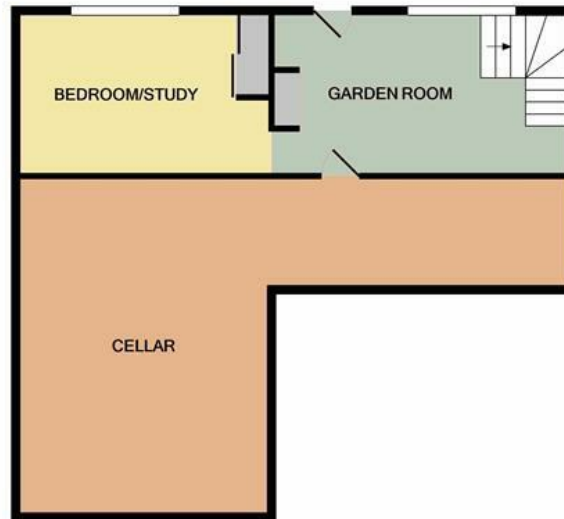




ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 757 SQ.FT.  
(70.3 SQ.M.)



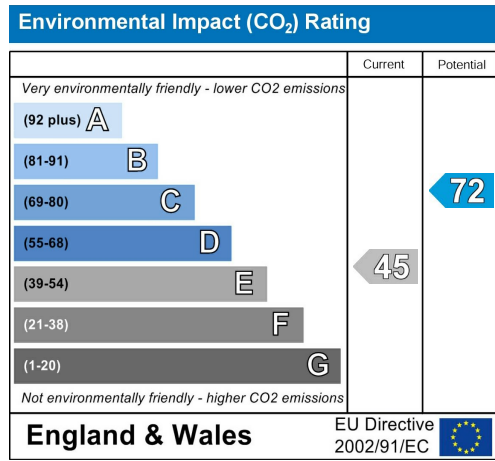
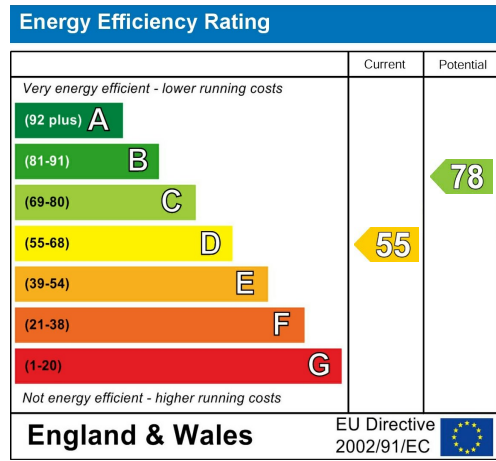
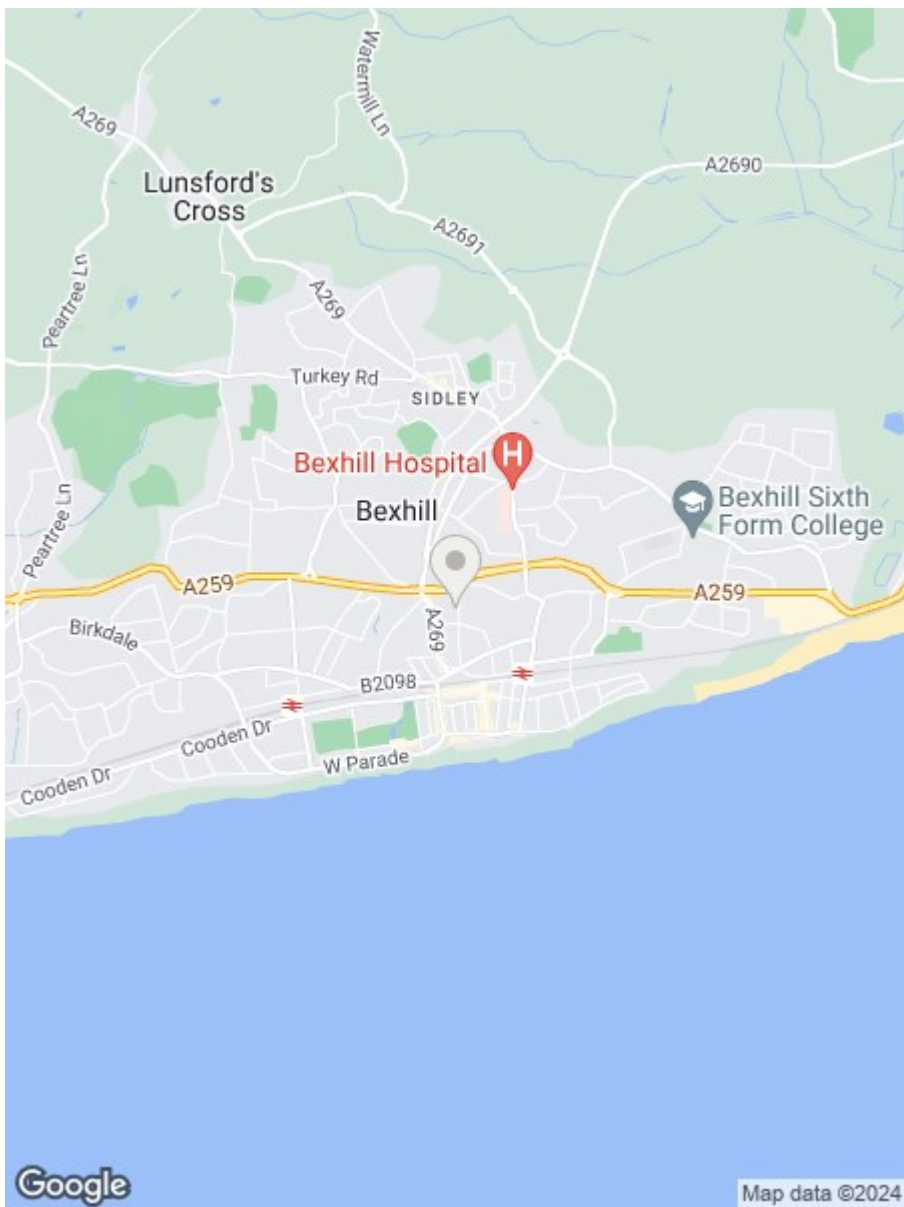
2ND FLOOR  
APPROX. FLOOR  
AREA 742 SQ.FT.  
(69.0 SQ.M.)



GARDEN LEVEL  
APPROX. FLOOR  
AREA 588 SQ.FT.  
(54.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2088 SQ.FT. (194.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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