

**RUSH  
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**120 Turkey Road, Bexhill-On-Sea, TN39 5HH**  
**Offers In Excess Of £350,000**

**Offering spacious and bright accommodation in a convenient location is this superb semi-detached property. The spacious accommodation comprises of an entrance hall, cloakroom, sitting room with bay fronted window, dining room with access onto the garden and a kitchen. To the first floor there are three well proportioned bedrooms with fitted wardrobes in one, a bathroom and separate cloakroom.**

**Outside there is ample off street parking, gated access to a detached garage and a level 60ft rear garden. Ideally positioned within walking distance of local schools and a convenience store. Whilst being a short drive to the seafront and town centre with a mainline station.**



The property is approached via the driveway with a step up to the covered entrance, with a composite glazed door leading into:-

### **Entrance Hall**

With stairs to first floor, ceiling lighting, radiator, fitted cupboard with space for coats and boots and housing the wall mounted gas fired boiler and under stairs cupboard.

### **Cloakroom**

Fitted with a low level w.c, wash hand basin with hot and cold taps, lighting, radiator and obscured double glazed window to side aspect.

### **Sitting Room**

14'5 x 13' (4.39m x 3.96m)

With large double glazed bay fronted window, ceiling lighting with attractive ceiling rose, radiator and feature fireplace with wooden surround and mantle.

### **Dining Room**

10'8 x 14'3 (3.25m x 4.34m)

Enjoying an aspect over the rear garden via double glazed windows and a double glazed door with garden access, ceiling lighting with attractive ceiling rose and radiator.

### **Kitchen**

9'10 x 7'8 (3.00m x 2.34m)

Fitted with base mounted units with a complementing work surface over and single bowl stainless steel sink with mixer tap, integral oven with four ring gas hob, space for washing machine and American style fridge/freezer, double glazed window to rear garden aspect, uPvc double glazed door with side access and ceiling lighting.

### **First Floor**

Carpeted stairs leading up to:-

### **Landing**

Loft hatch access with pull down ladder to a part boarded loft, ceiling lighting and double glazed window to side aspect.

### **Bedroom One**

12'7 x 14'5 (3.84m x 4.39m)

With double glazed window to front aspect, ceiling lighting and radiator.

### **Bedroom Two**

14' x 10'5 (4.27m x 3.18m)

With double glazed window to rear aspect overlooking the garden, ceiling lighting, wall mounted contemporary radiator and built-in wardrobes with sliding doors.

### **Bedroom Three**

8' x 8' (2.44m x 2.44m)

Double glazed window to rear garden aspect, ceiling lighting and radiator.

### **Bathroom**

5'4 x 5'3 (1.63m x 1.60m)

Fitted with a pedestal wash hand basin with hot and cold taps, panelled bath with hot and cold taps and electric shower over, tiled walls, radiator, ceiling lighting and double glazed obscured window to side aspect.

### **Cloakroom**

Fitted with a low level w.c, ceiling lighting, radiator and double glazed obscured window to side aspect.

### **Outside**

#### **Front Garden**

The front of the property is arranged to provide off street parking with space for three vehicles and gated access to a further area of parking and the garage.

### **Garage**

11'2 x 18'6 (3.40m x 5.64m)

With an 'up and over' garage door, power, light, windows and pedestrian door into the garden.

### **Rear Garden**

The rear garden is fence enclosed with gated side access and outside power point. Its is predominately laid to a level lawn with a seating area adjacent to the property and a path to the rear of the garden.

### **Agents Notes**

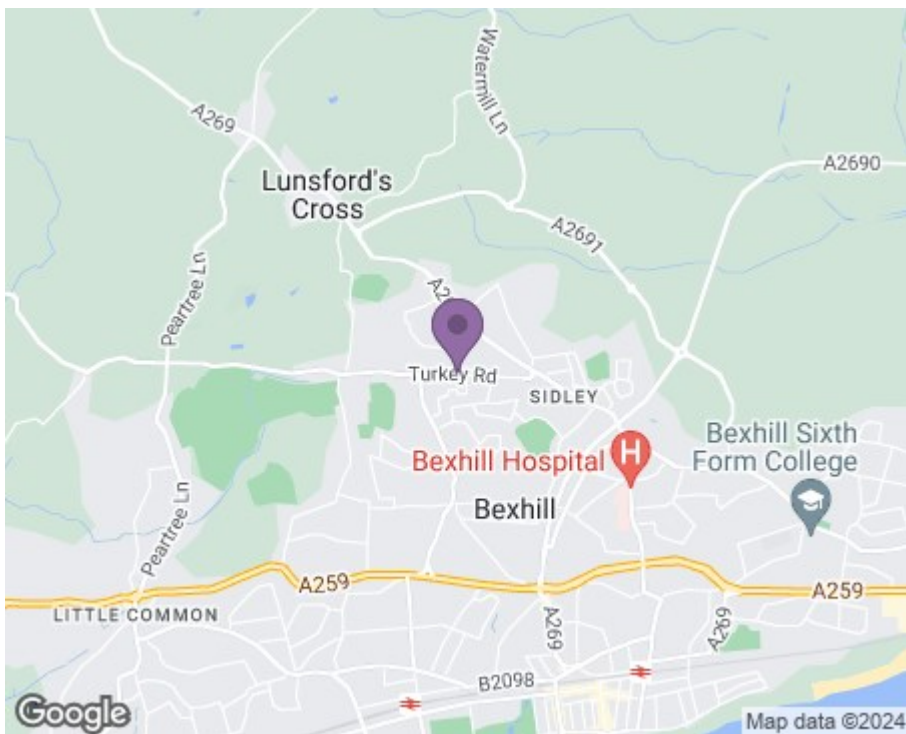
None of the services or appliances mentioned in these sale particulars have been tested.

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.

Council tax band D







TOTAL FLOOR AREA : 1265 sq.ft. (117.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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