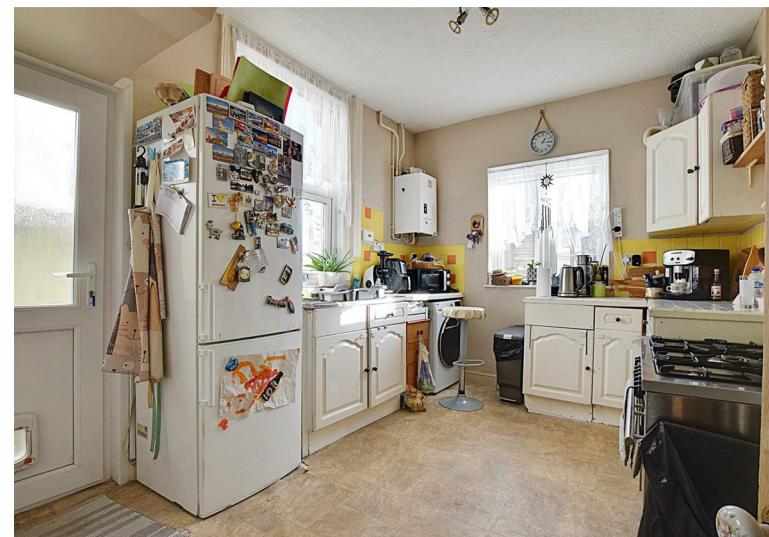


RUSH  
WITT &  
WILSON



**22 Preston Road, Bexhill-On-Sea, East Sussex TN39 5BY**  
**Chain Free £250,000 Freehold**

**\*\*CHAIN FREE\*\*** Well presented three bedroom terraced house, situated in a residential location of Bexhill, offering bright and spacious accommodation throughout. The accommodation comprises, bay fronted living room, separate dining room, fitted kitchen/breakfast room, three bedrooms and a bathroom suite. Other internal benefits include gas central heating to radiators, double glazed windows and doors throughout. Externally the property boasts a low maintenance rear garden. Viewings come highly recommended by Rush Witt & Wilson Bexhill.



## **Entrance Hallway**

Entrance door, radiator, stairs rising to the first floor.

## **Living Room**

14'4 x 11'7 (4.37m x 3.53m)

Double glazed bay window to the front elevation, radiator, fireplace.

## **Dining Room**

12'4 x 11'5 (3.76m x 3.48m)

Double glazed French doors with views and access onto the rear garden, radiator.

## **Kitchen/Breakfast Room**

12'7 x 9'7 (3.84m x 2.92m)

Fitted kitchen with a range of matching wall and base level units, tiled worktop surfaces, sink with drainer and mixer tap, space for freestanding cooker, space for freestanding fridge and freezer, understairs storage cupboard, double radiator, dual aspect with double glazed windows to the rear and side elevations, additional glass panelled door with access onto the garden.

## **First Floor**

### **Landing**

Access to loft space, doors off to the following:

### **Bedroom One**

14'4 x 11'9 (4.37m x 3.58m)

Double glazed bay window to the front elevation, double radiator.

### **Bedroom Two**

12'9 x 11'5 (3.89m x 3.48m)

Double glazed window to the rear elevation, radiator.

### **Bedroom Three**

8'0 x 4'10 (2.44m x 1.47m)

Double glazed window to the front elevation, radiator.

### **Bathroom**

Suite comprising low level wc, panel enclosed bath with mixer tap and hand shower attachment, pedestal wash hand basin, airing cupboard, radiator, two sets of double glazed windows to the rear elevation, additional window to the side.

## **Outside**

## **Rear Garden**

Low maintenance rear garden laid with patio, suitable for alfresco dining and entertaining, enclosed to all sides, gated access to the rear, timber framed garden shed.

## **Agents Note**

Council Tax Band - B

**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

## **Important Notice:**

1. **Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. **Photos, Videos etc:** The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

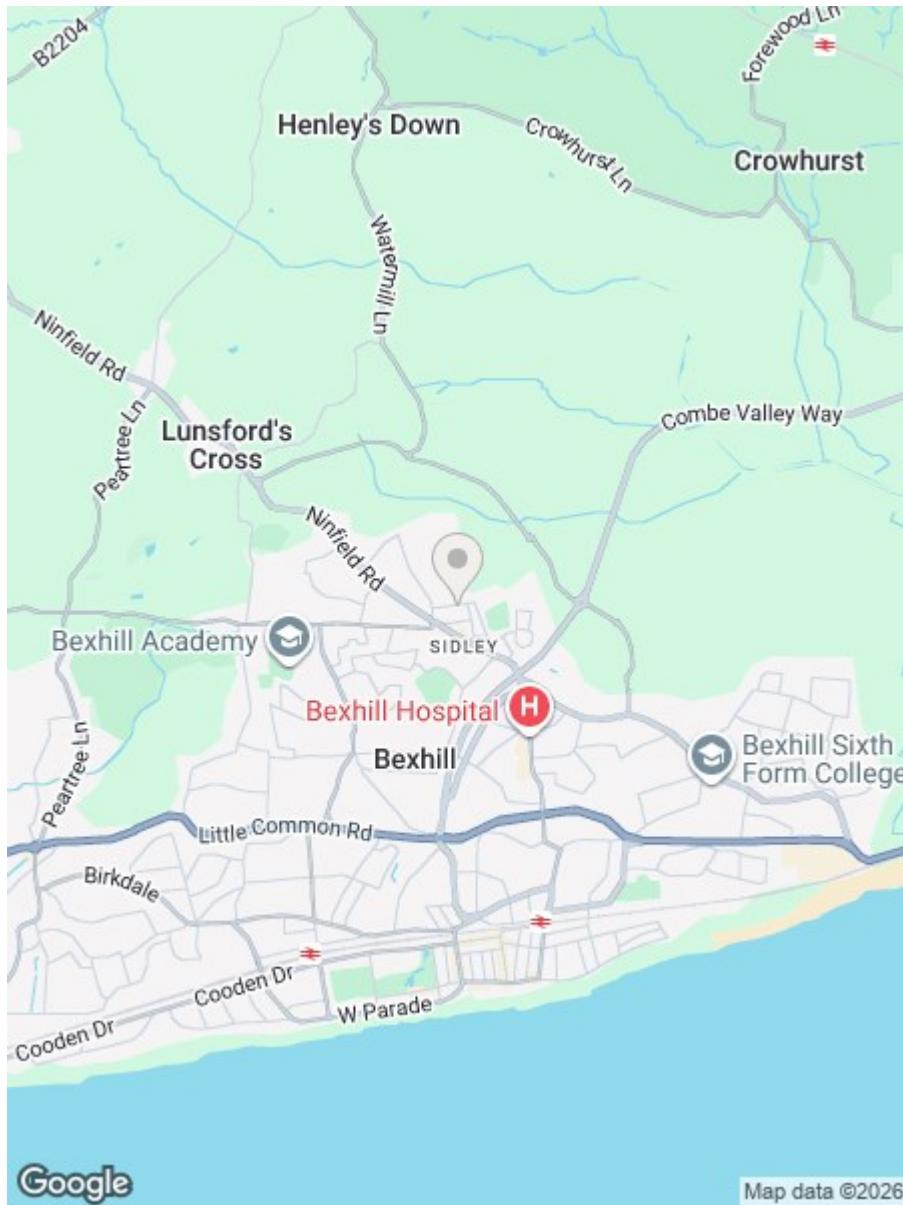
3. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. **VAT:** The VAT position relating to the property may change without notice.

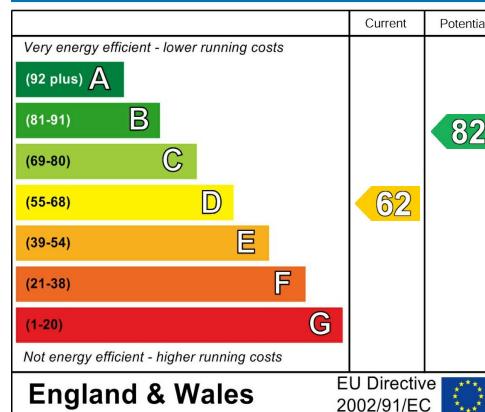
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>







#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating

