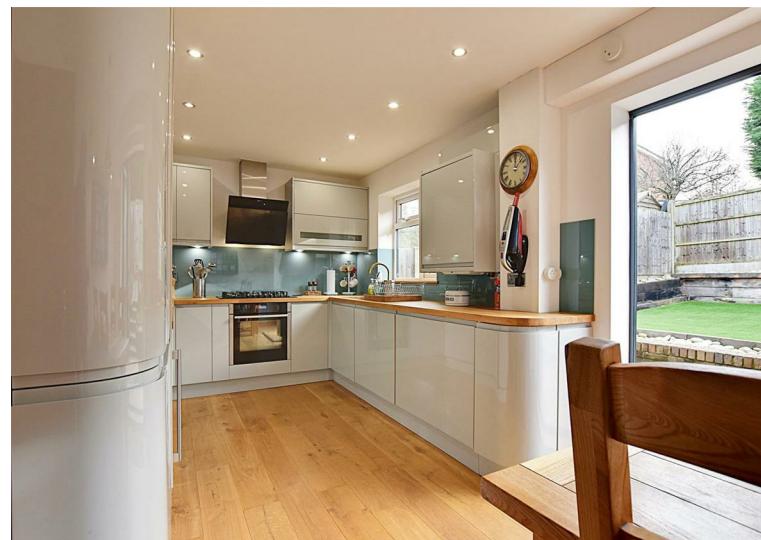


RUSH  
WITT &  
WILSON



**7 Amanda Close, Bexhill-On-Sea, East Sussex TN40 2TB  
£375,000 Freehold**

A stunning three bedroom townhouse situated in this sought after residential location of Bexhill, within 1.0 mile of Ravenside Retails Centre, which offers a wide range of amenities. Offering bright and spacious accommodation throughout, the property comprises living room, modern open plan kitchen/dining room, downstairs wc, three double bedrooms and a modern family bathroom suite. Other internal benefits include gas central heating to radiators, double glazed windows and doors throughout, stunning oak furnishings including oak doors and oak flooring throughout. Externally the property boasts a driveway, double garage and a beautifully maintained low maintenance rear garden. Viewing is highly recommended by Rush Witt & Wilson, Bexhill.



### **Entrance Hallway**

Obscured glass panelled entrance door, roll top radiator, stairs rising to the first floor, bespoke understairs storage pull out unit, oak wood flooring.

### **Living Room**

16'4 x 11'6 (4.98m x 3.51m)

Double glazed window to the front elevation, double radiator, oak wood flooring.

### **Kitchen/Dining Room**

18'4 x 8'11 (5.59m x 2.72m)

Modern fitted kitchen with range of matching wall and base units with straight edge worktop surfaces, sink with mixer tap, integrated dishwasher, integrated washing machine, integrated wine cooler, integrated fridge and freezer, integrated electric oven with five ring gas hob and extractor canopy above, integrated microwave, double glazed windows and double bi-folding doors with inset blinds overlooking and giving access onto the rear garden, oak wood flooring, vertical radiator, recessed ceiling spotlights.

### **Cloakroom WC**

Suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, oak wood flooring.

### **First Floor**

#### **Landing**

Access to loft space via a loft hatch with pull down ladder, airing cupboard with slatted shelving, radiator.

#### **Bedroom One**

14'7 x 9'10 (4.45m x 3.00m)

Double glazed window to the front elevation overlooking adjoining fields, radiator.

#### **Bedroom Two**

12'4 x 9'8 (3.76m x 2.95m)

Double glazed windows to the rear elevation, radiator.

#### **Bedroom Three**

10'7 x 8'10 (3.23m x 2.69m )

Double glazed window to the front elevation with views across adjoining fields, built-in wardrobe cupboards, radiator.

### **Family Bathroom**

Obscured double glazed windows to the rear elevation, modern suite comprising wc with low level flush, vanity with wash hand basin and mixer tap, P-shaped panelled bath with chrome mixer tap, hand shower attachment, roll top radiator, tiled walls, tiled flooring.

### **Loft Space**

Fully insulated and boarded, suitable for ample storage, power and light.

### **Outside**

#### **Front Garden**

Block paved driveway providing off road parking.

#### **Rear Garden**

Beautifully landscaped by the current vendors with decking area suitable for alfresco dining, an area of artificial lawn, bordered with beach pebbles, garden storage space available, enclosed to all sides with fencing, gated rear access.

#### **Double Garage**

Electrically operated door.

#### **Agents Note**

Council Tax Band - C

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.

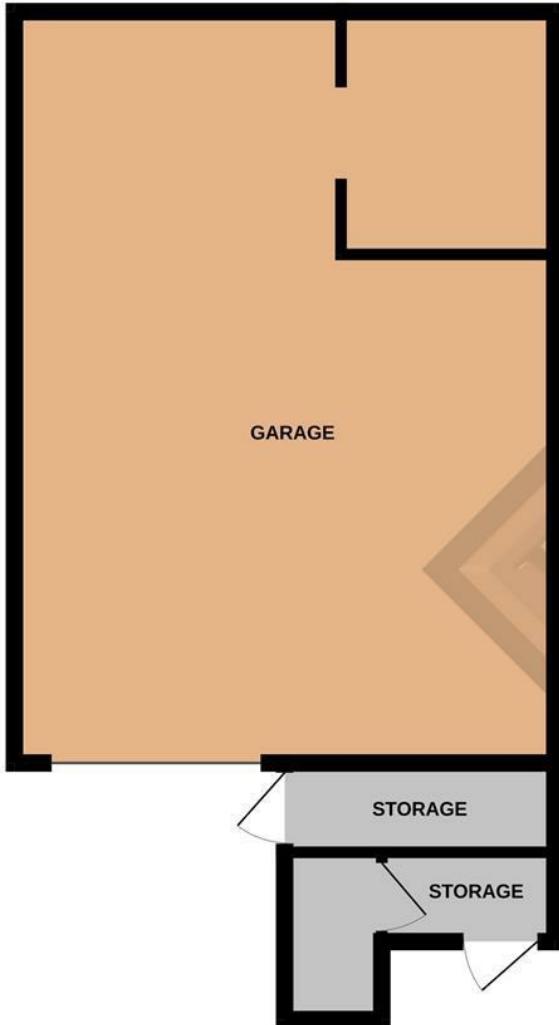
3. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with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

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

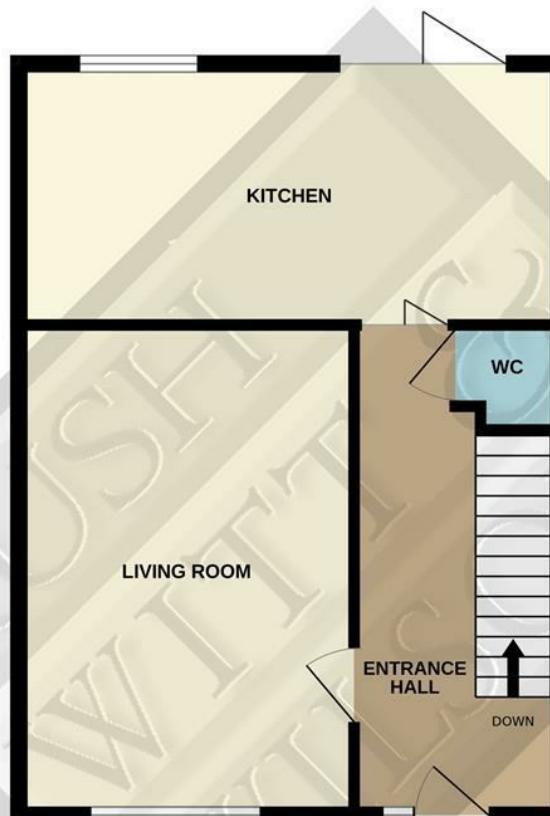
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



GROUND FLOOR  
527 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



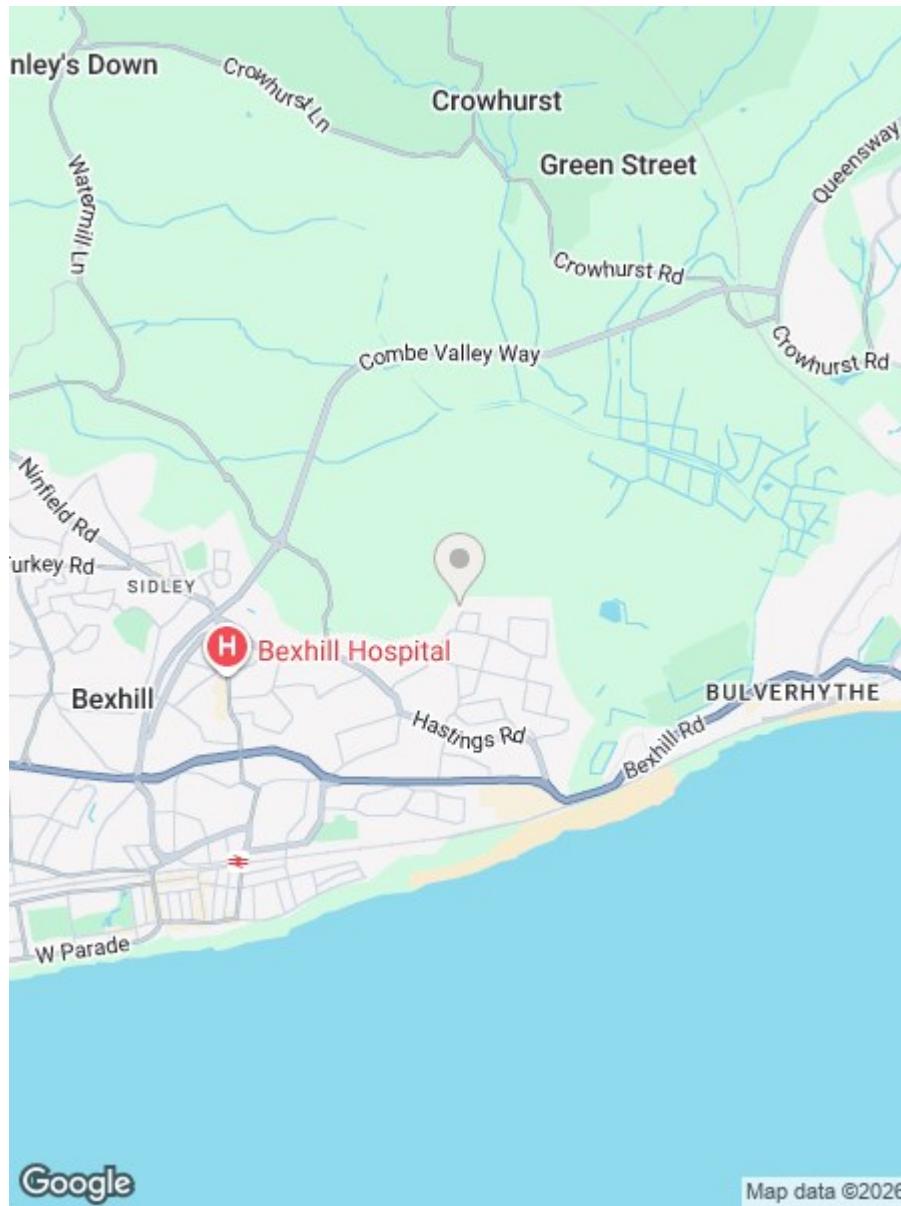
2ND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1453 sq.ft. (135.0 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	