

**RUSH  
WITT &  
WILSON**



**7 Harewood Close, Bexhill-On-Sea, East Sussex TN39 3LX**  
**Guide Price £275,000**

**A well presented three bedroom mid terraced house, situated in this highly convenient and sought after location of Collington, Bexhill. Offering bright and spacious accommodation throughout, the property comprises, large living/dining room, fitted kitchen, conservatory, three bedrooms, modern bathrooms, separate w/c, gas central heating system and double glazed windows and doors throughout. Externally, the property offers well maintained front and rear gardens and garage. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents. Council Tax Band C.**



**Entrance Porch**

With entrance door, storage cupboards housing gas and electric metres

**Downstairs W/C**

Obscured glass window to the front, radiator, w/c low level flush, wash hand basin and mixer tap, tiled floor.

**Living/Dining Room**

26'11" x 15'5" (8.21 x 4.70)

Double glazed windows to the front elevation, double glazed door giving access onto the rear, two double radiators, understair storage, additional storage cupboard with fitted shelving, stairs leading to first floor.

**Kitchen**

7'5" x 11'1" (2.27 x 3.38)

Fitted kitchen with a range of watching wall and base level units with laminate straight edge worktop surfaces, integrated electric oven, four ring gas hob, sink with drainer and mixer tap, space and plumbing for dishwasher, space and plumbing for washing machine, space for freestanding fridge/freezer, part tiled walls, double glazed window to the rear, door leading to conservatory.

**Conservatory**

6'6" x 7'6" (2.0 x 2.29)

Double glazed windows overlooking rear garden, door giving access onto rear.

**First Floor Landing**

With access to roof space, storage cupboard with slatted shelving also housing the gas central heating system.

**Bedroom One**

13'10" x 9'1" (4.24 x 2.79)

Double glazed window to the front elevation, radiator.

**Bedroom Two**

12'8" x 8'7" (3.88 x 2.62)

Double glazed window overlooking the rear, radiator, built in wardrobe cupboards with hanging space, shelving and mirrored sliding doors.

**Bedroom Three**

9'0" x 5'11" (2.76 x 1.82)

Double glazed window to the front elevation, radiator.

**Bathroom**

Pea bath with mixer tap, chrome shower controls, shower attachment and shower head, w/c low level flush, pedestal mounted wash hand basin and mixer tap, obscured glass window to the rear, chrome heated towel rail, tiled walls.

**Outside****Front of Property**

Low maintenance front garden

**Rear Garden**

Well maintenance rear garden mainly laid to lawn with patio areas, fencing enclosed to both sides, rear access.

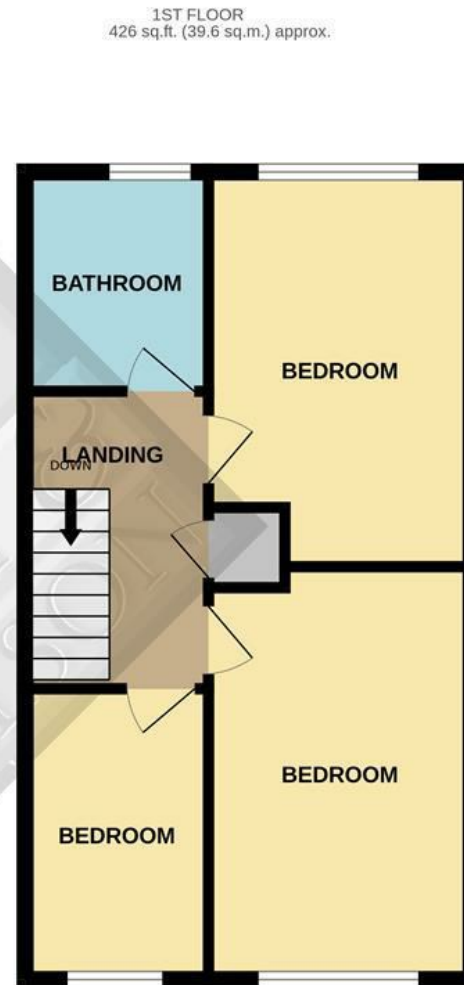
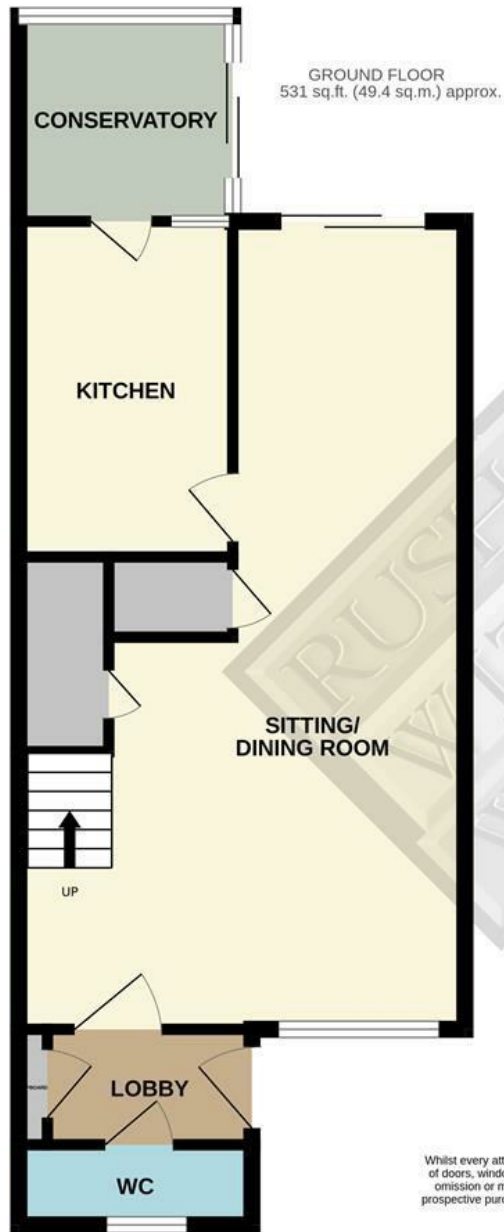
**Garage**

Enbloc, up & over door.

**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.

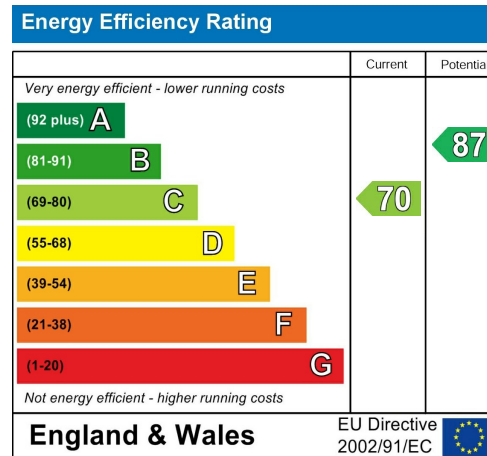
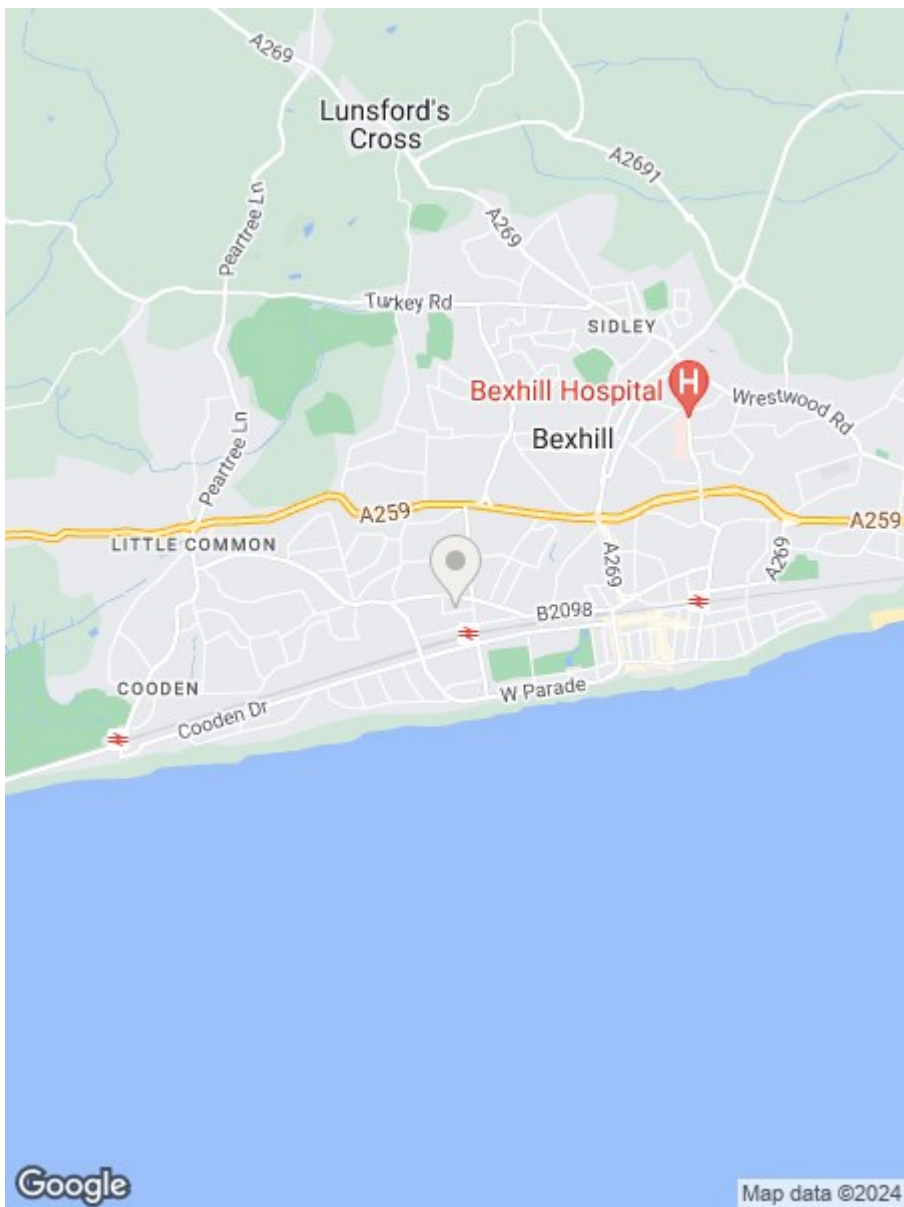




**TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.**

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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