

**RUSH  
WITT &  
WILSON**



**2 Mount Idol View, Bexhill-On-Sea, East Sussex TN39 5DH  
£375,000**

**A stunning three bedroom semi-detached house, presented to an exceptional standard by the current vendors, fully refurbished throughout, the property comprises a stunning kitchen/ breakfast room, downstairs cloakroom. new fitted family bathroom, three first floor bedrooms, extensive off road parking on blocked paved driveway, double glazed windows and doors, gas central heating system, private front and rear gardens, viewing comes highly recommended by RWW Sole Agents. Council Tax Band B.**



**Entrance Hall**

Entrance door, roll top radiator, under stairs storage cupboard, large storage cupboard.

**Cloakroom**

WC with low level flush, wall mounted heated towel rail, wall mounted wash hand basin with vanity unit beneath, half height wall tiling, tiled floor, obscure glass window to the front elevation.

**Living Room**

12'2 x 13'3 (3.71m x 4.04m)

Window to the front elevation, roll top radiator, beautiful feature fireplace.

**Kitchen/Breakfast Room**

17'8 x 13'8 (5.38m x 4.17m)

Roll top modern vertical radiator, modern kitchen comprising a range of base and wall units with laminate wood effect worktops, one and half bowl enamel sink unit with mixer tap, integrated dishwasher, integrated oven and grill with ceramic hob, extractor canopy and light, built in fridge and freezer, built in washing machine, built in tumble dryer, breakfast bar area . There are further base units with worktops in the breakfast room area with tiled splashbacks, area for table and chairs, windows overlook the rear elevation with French doors opening onto the rear garden.

**First Floor Landing**

Window to side elevation, access to roof space, built in airing cupboard.

**Bedroom One**

13'5 x 10'10 (4.09m x 3.30m)

Window to front elevation, roll top radiator.

**Bedroom Two**

13'1 x 11'9 ( 3.99m x 3.58m)

Window to rear elevation, roll top radiator.

**Bedroom Three**

8'9 x 8'8 (2.67m x 2.64m)

Window to front elevation, roll top radiator.

**Bathroom**

Suite comprising shower bath with fixed chrome showerhead, hand/shower attachment and chrome controls, contemporary wash hand basin with vanity cupboard

beneath, wc with low level flush, half height wall tiling, wall mounted heated towel rail, obscure glass window overlooks the rear elevation.

**Outside****Front Garden**

Beautifully arranged, all enclosed with fencing to all sides, folding gates, shingled areas with shrubs and trees, extensive bricked paved hardstanding area providing parking for multiple vehicles, side access is available.

**Rear Garden**

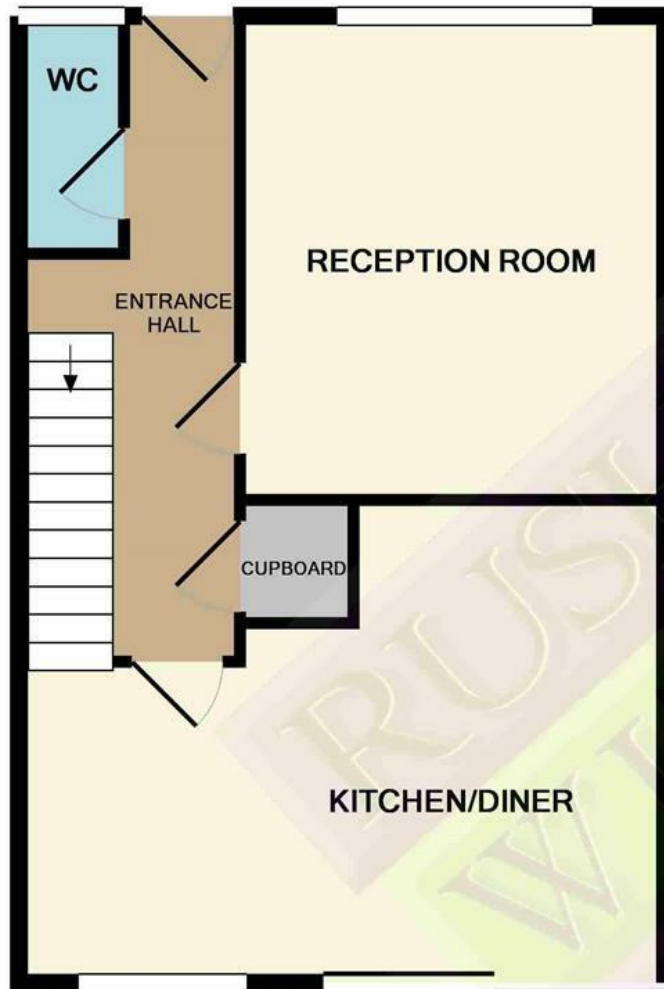
Landscaped with a decked area for alfresco dining and entertaining, enclosed to all sides with fencing, outside water tap, lawned area.

To the side there is additional garden space with timber framed shed, bin storage area, decked area, raised flowerbeds, side access.

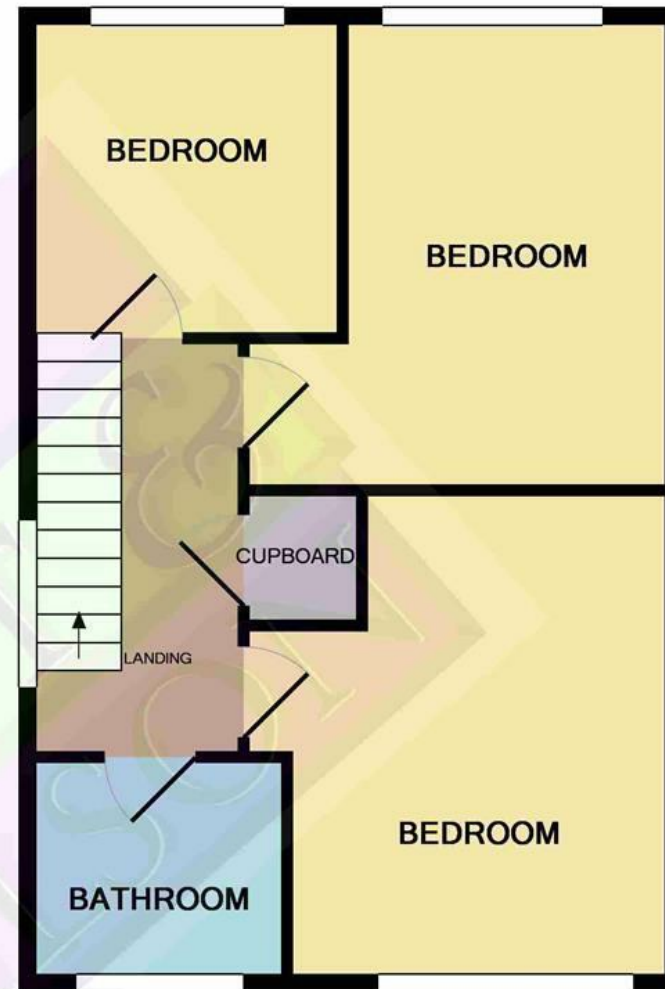
**Agents Notes**

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.





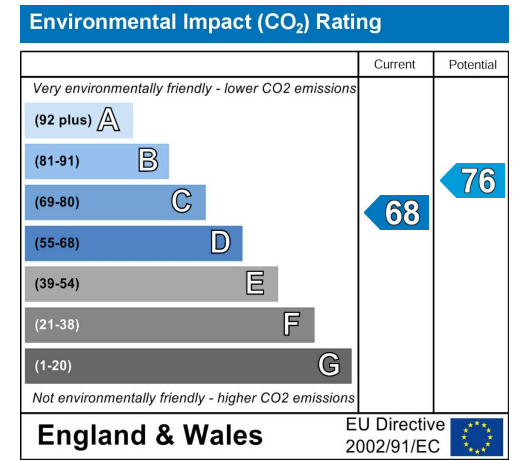
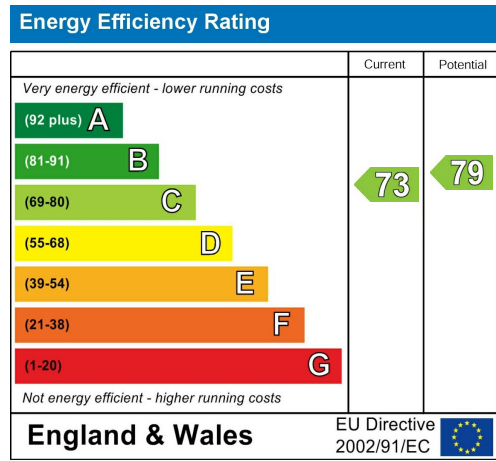
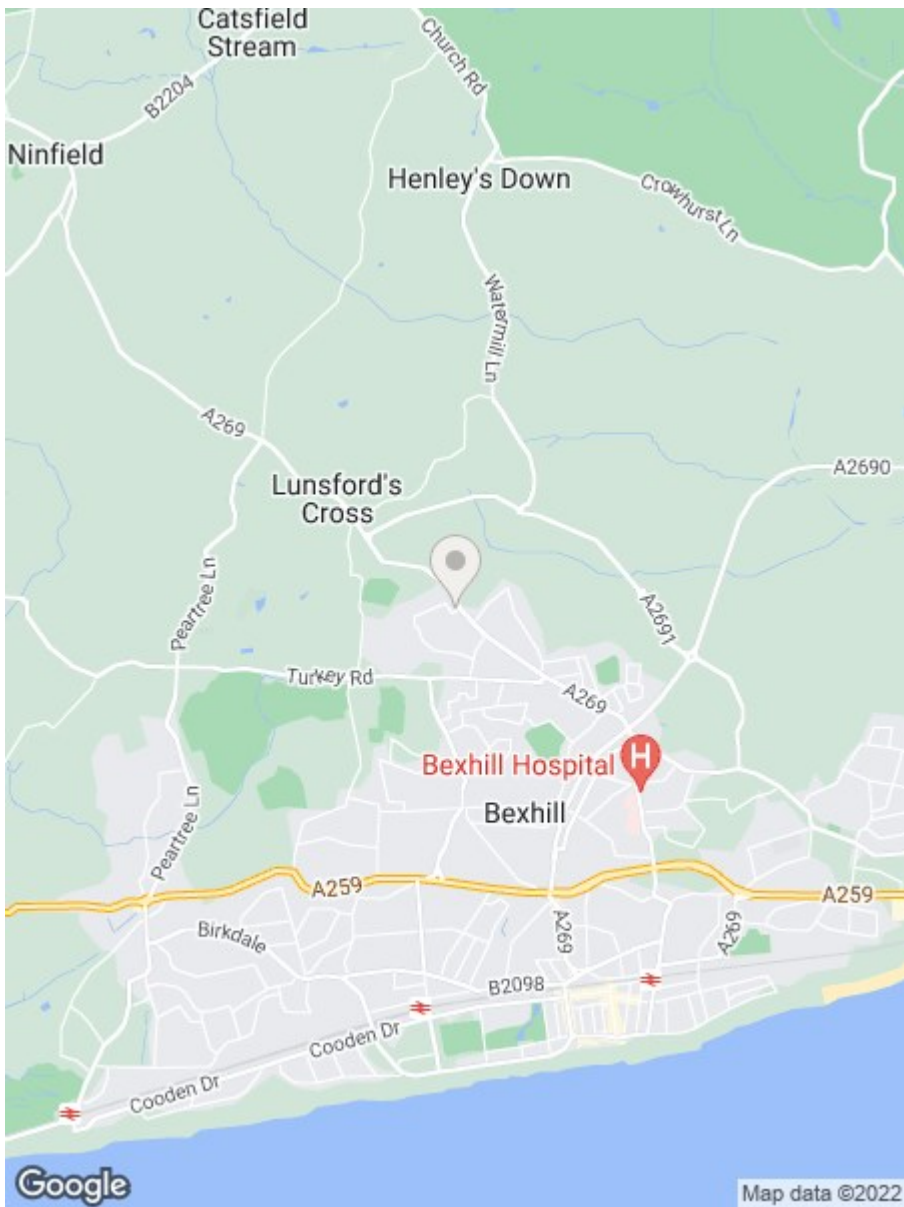
GROUND FLOOR  
 APPROX. FLOOR  
 AREA 461 SQ.FT.  
 (42.9 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 461 SQ.FT.  
 (42.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 923 SQ.FT. (85.7 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



**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**