

**RUSH  
WITT &  
WILSON**



**20 Redwell Avenue, Bexhill-On-Sea, East Sussex TN39 5DQ  
£299,000**

Rush, Witt and Wilson are delighted to welcome to the market this exceptionally well presented three bedroom end of terrace house ideally located in a quiet and sought after cul-de-sac location. The property comprises kitchen/breakfast room, lounge, conservatory, three bedrooms with the master further benefiting from en-suite shower room, family bathroom and downstairs wc. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers an established south westerly rear garden, small front garden and two allocated parking spaces. Conveniently situated within easy access to local amenities and countryside, viewing comes highly recommended by RWW Bexhill to appreciate this lovely home in this sought after location.



### **Hallway**

Obscured glass panelled front door leading to hallway with radiator, stairs leading to first floor, under stairs storage cupboard.

### **Lounge**

12'0" x 14'9" (3.66 x 4.52)

Double glazed sliding patio door to rear elevation giving access through to conservatory, radiator, feature fireplace with fitted electric wood burning affect stove, fitted storage cupboard.

### **Conservatory**

11'5" x 9'5" (3.50 x 2.89)

Triple aspect double glazed windows to the rear and side elevation, French doors giving access onto the garden, wall mounted up-lighters.

### **Kitchen/Breakfast Room**

12'0" x 8'9" (3.67 x 2.67)

Double glazed windows to the front elevation, radiator, fitted kitchen comprising a range of matching wall and base level units with roll edge laminate worktop surfaces, space for free standing cooker with fitted extractor canopy above, plumbing space for washing machine, stainless steel bowl and half sink with drainer and mixer tap, plumbing space for dishwasher, additional under counter space for free standing fridge or freezer, space for fridge/freezer, breakfast bar, part tiled walls.

### **Ground Floor WC**

WC with low level flush, wall mounted wash hand basin with tiled splashbacks, radiator, extractor fan, electric consumer unit and bathroom cabinet.

### **First Floor Landing**

Access to loft space, double glazed window to front elevation.

### **Bedroom One**

10'9" x 9'3" (3.29 x 2.82)

Double glazed window to the side elevation, fitted wardrobe cupboard with hanging space and shelving, door giving access to en-suite.

### **En-Suite**

Obscured double glazed window to front elevation, radiator,

white bathroom suite comprising pedestal wash hand basin with mixer tap, walk in shower cubicle with wall mounted shower controls and shower attachment, low level wc, large storage cupboard housing the hot water boiler, part tiled walls, extractor fan, bathroom cabinet and electric shaver point.

### **Bedroom Two**

9'4" x 8'6" (2.86 x 2.6)

Double glazed window to the rear elevation.

### **Bedroom Three**

9'4" x 6'0" (2.87 x 1.84)

Double glazed window to the rear elevation, radiator.

### **Family Bathroom**

Radiator, white suite comprising low level wc, pedestal wash hand basin with mixer tap, panelled enclosed bath with mixer tap and shower attachment, part tiled walls, extractor fan, bathroom cabinets and tiled floor.

### **Externally**

#### **Rear Garden**

South westerly facing rear garden with raised timber decked terrace with steps leading down to the rest of the garden, sun patio, the rest of the garden is mainly laid to lawn with a extensive array of plants and shrubs, three timber garden sheds.

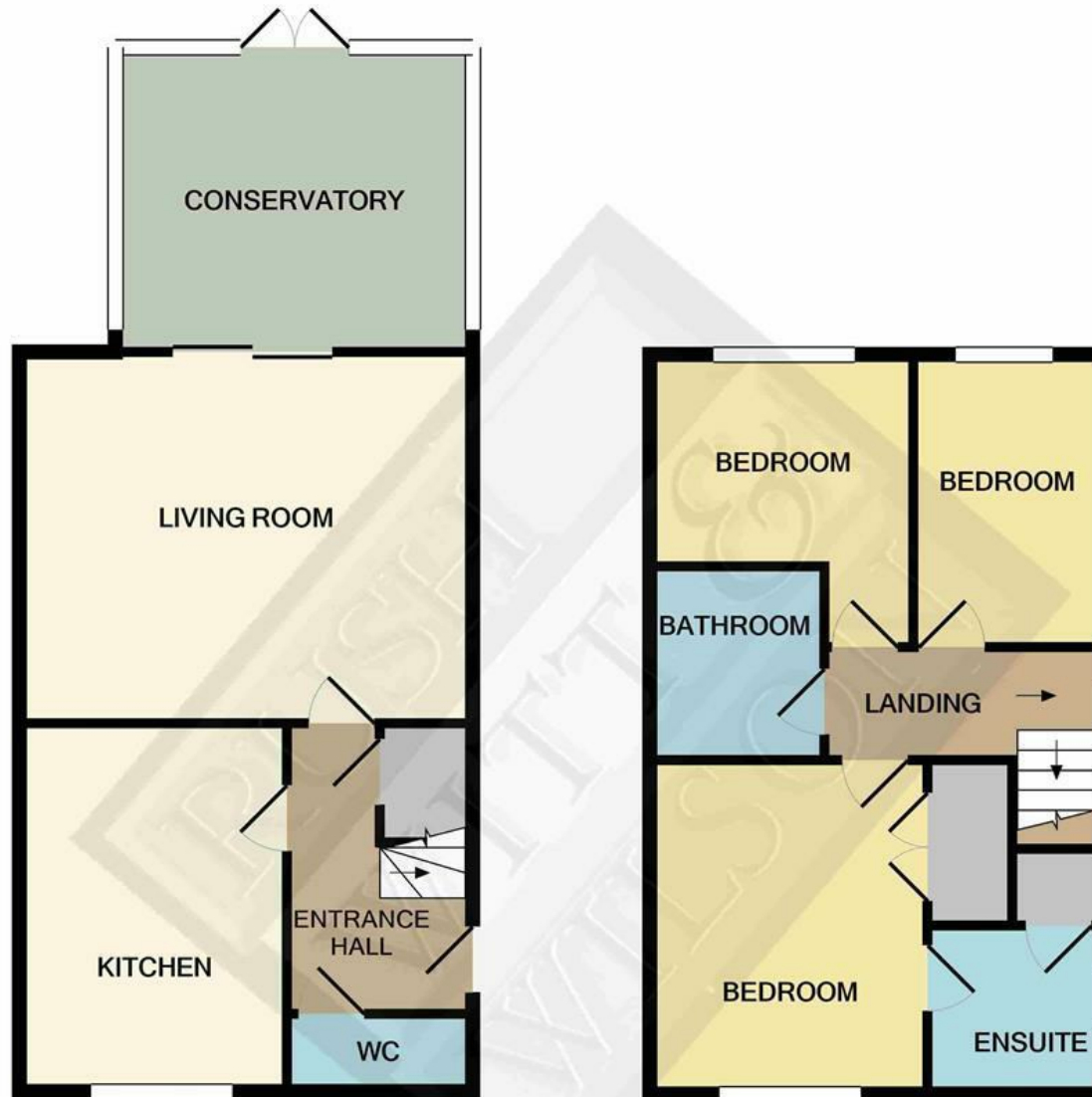
#### **Front Garden**

Small low maintenance front garden. The property further benefits from two allocated parking spaces.

#### **Agents Note**

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.



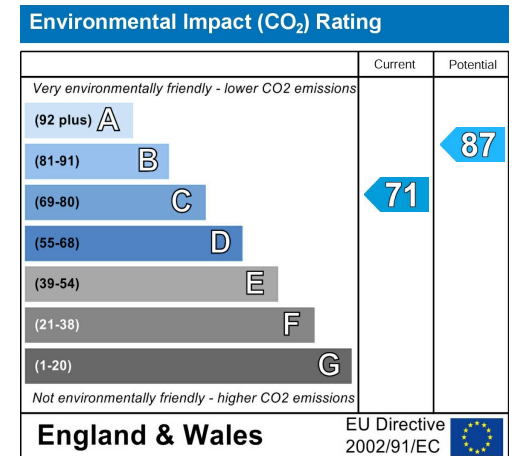
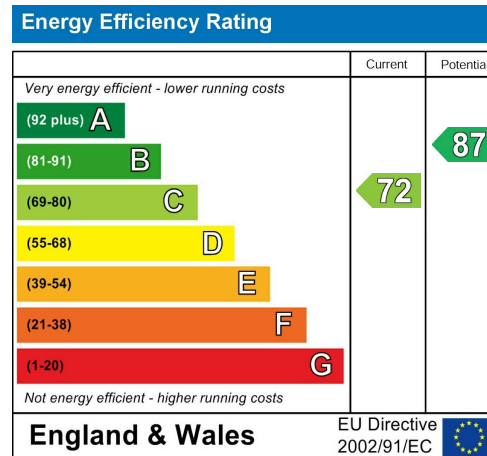
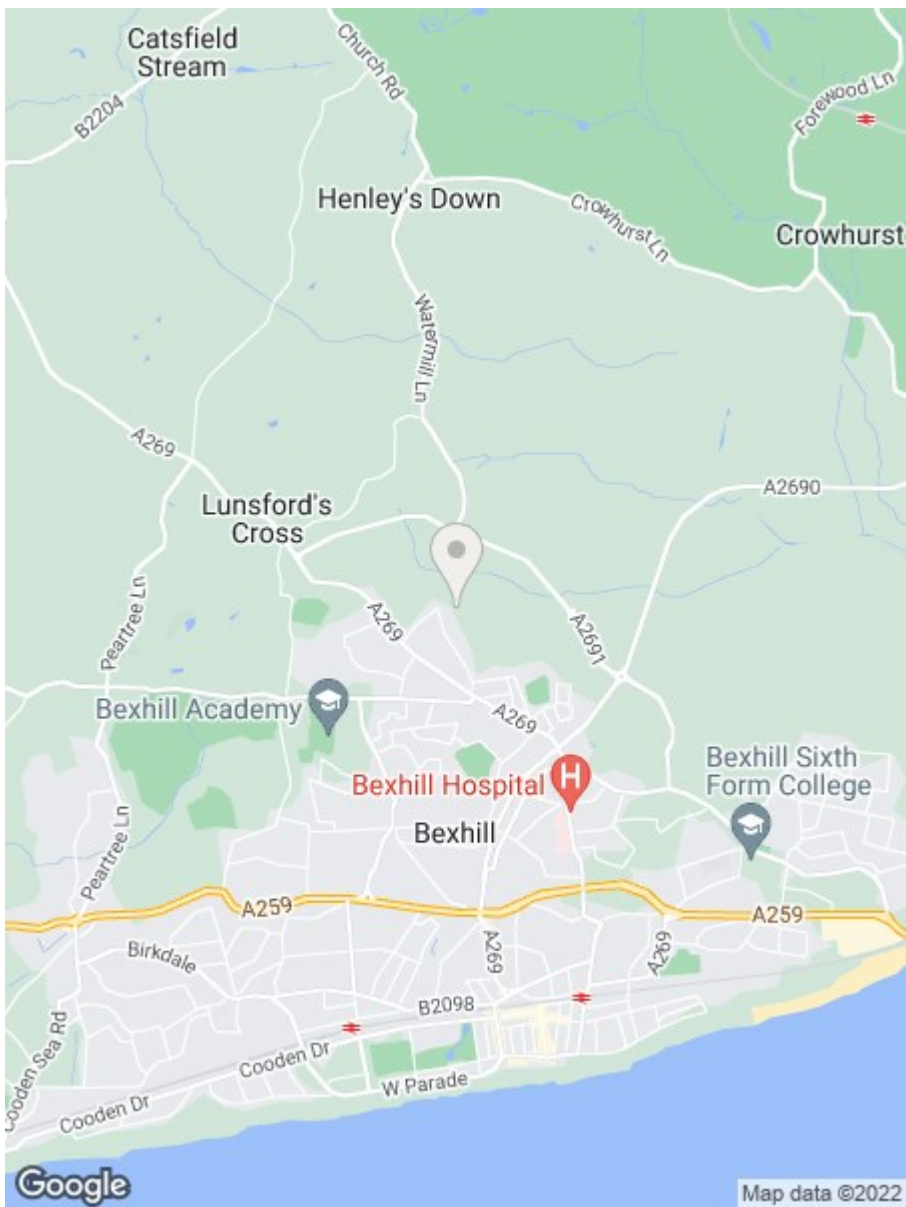


GROUND FLOOR  
 APPROX. FLOOR  
 AREA 469 SQ.FT.  
 (43.6 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 354 SQ.FT.  
 (32.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 824 SQ.FT. (76.5 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



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