

**RUSH  
WITT &  
WILSON**



**1 Gracelands Drive, Bexhill, East Sussex TN39 4FZ  
£479,000**

**Built in 2021, this a pristine four bedroom detached family Barratt home, presented to an exceptional standard by the current Vendors. Beautiful double aspect living room, separate dining room, downstairs cloak room, en suite the master bedroom, family bathroom, built-in wardrobes cupboards, stunning kitchen/breakfast room, single garage with eaves storage, off road parking, remainder of 10 year NHBC guarantee, highly energy efficient. Further benefits include gas central system, double glazed windows and doors, overlooks tree line view. Offered with NO ONWARD CHAIN, viewings come highly recommended by Rush, Witt & Wilson Sole agents. Council Tax Band E.**



**Entrance Hall**

Oak flooring, double radiator, built in cloaks cupboard, entrance door, under stair storage area

**Cloak Room**

W/C low level flush, peddle stall wash hand basin, obscured glass window to front elevation, double radiator, oak flooring

**Living Room**

23'11" x 11'3" (7.29 x 3.45 )

Two double radiators, bay window to front elevation overlooking tree line vista, French doors to the rear

**Kitchen/Breakfast Room**

16'2" x 16'4" (4.95 x 4.98)

French doors and windows overlook rear garden, fitted kitchen comprising a range of matching wall and base level units with straight edge laminated work tops, gas hob with five ring burners, glass splash back, extractor canopy with light, one half bowl sink with drainer and mixer tap, integrated dishwasher, fridge freezer & washing machine, integrated double oven with grill, double radiator, oak flooring, concealed LED lighting

**Dining Room**

15'0" x 10'6" (4.58 x 3.21)

Bay window to front elevation, double radiator

**First Floor Landing**

Double radiator, access to loft space, built in linen cupboard

**Bedroom One**

12'5" x 13'9" (3.80 x 4.20)

Window to front elevation, built in wardrobe cupboards, double radiator

**En Suite**

Suite comprising walk in shower with fixed chrome shower head, shower attachment and controls, w/c low level flush, peddle stall wash hand basin, tiled flashbacks, heated towel rail, obscured glass window to side elevation, electric shave point and light

**Bedroom Two**

12'3" x 11'6" (3.74 x 3.52)

Window to front elevation, double radiator

**Bedroom Three**

12'7" x 14'7" (3.86 x 4.45)

Two windows overlook side elevation, double radiator, built in wardrobe cupboard

**Bedroom Four**

8'0" x 9'0" (2.46 x 2.75)

Double radiator, window overlooking rear elevation

**Family Bathroom**

Suite comprising w/c low level flush, peddle stall wash hand basin, tile splashbacks, heated towel rail, obscured glass window to rear elevation, panelled bath with shower screen and hand shower attachment with fixing

**Outside****Front Gardens**

Mainly arrange for low maintenance in mind, wood bark and shrubbery, patio pathway leading to front door and side access also available to the rear garden, off road parking on driveway leading to single garage

**Rear Garden**

Mainly laid to lawn with westerly aspect, patio area ideal for alfresco dining, all enclosed to all sides with fencing

**Garage**

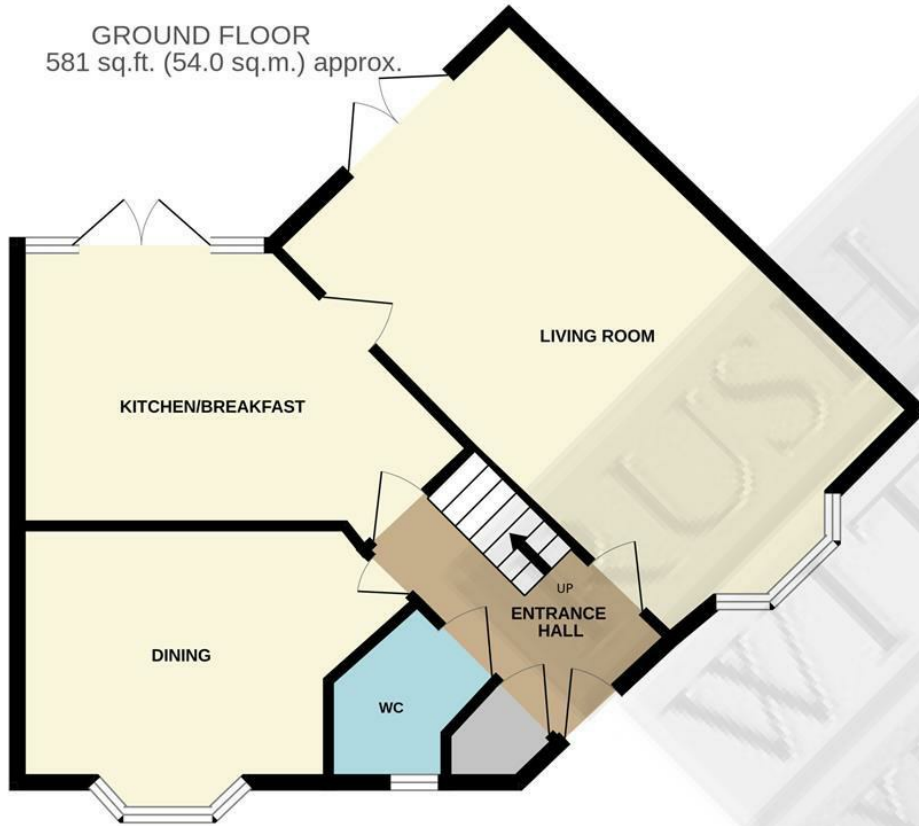
With up and over door, power and light, eaves storage space

**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  
581 sq.ft. (54.0 sq.m.) approx.



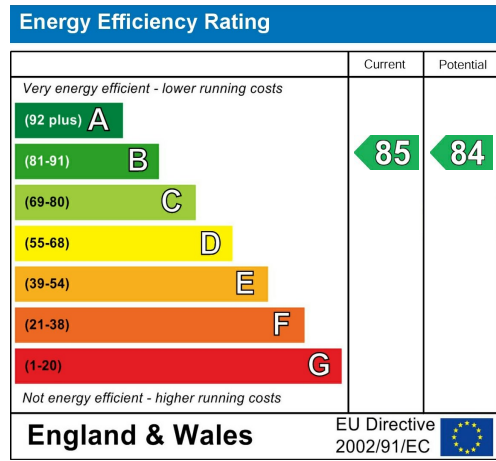
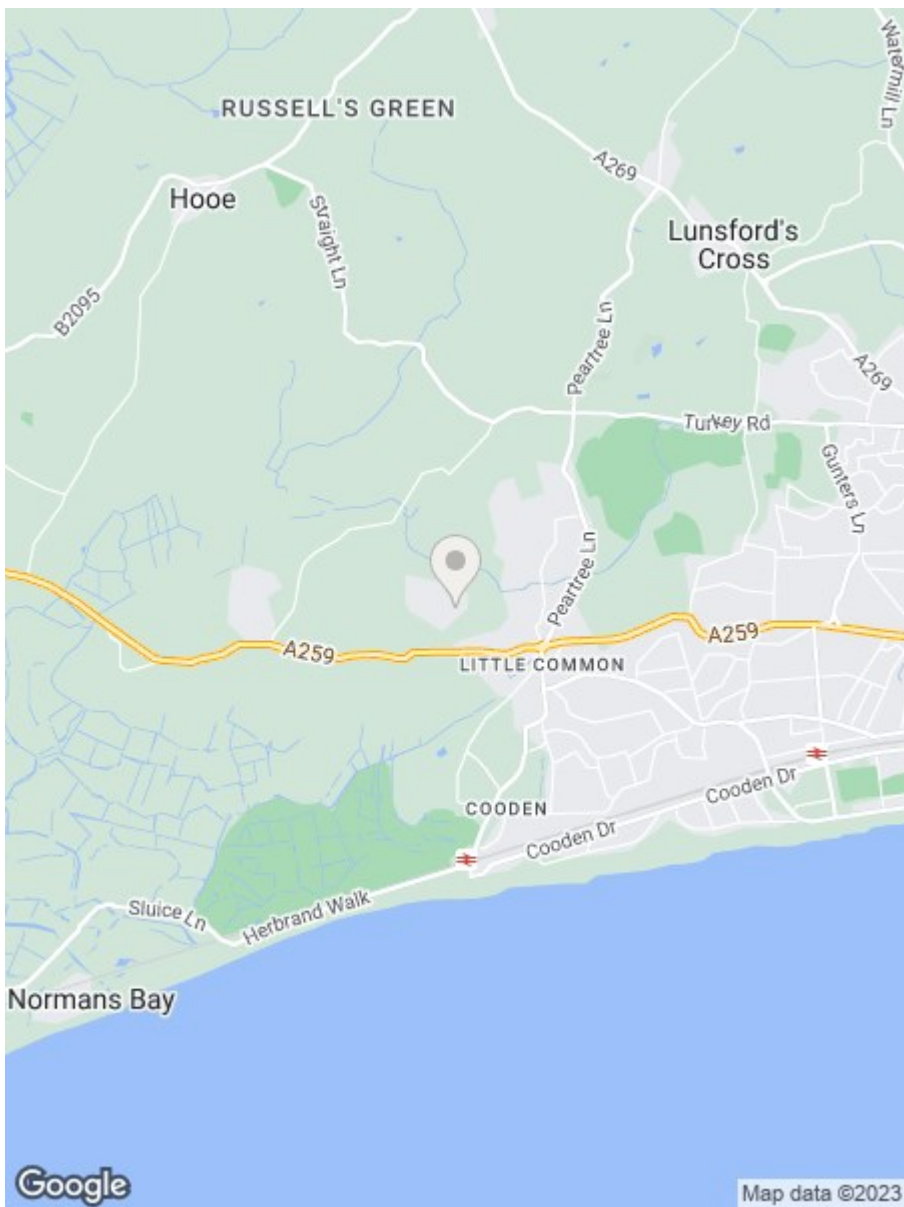
1ST FLOOR  
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (106.9 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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**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**