

**RUSH  
WITT &  
WILSON**



**7 Gwyneth Grove, Bexhill-On-Sea, East Sussex TN40 2SZ  
£299,950**

**Rush, Witt and Wilson are delighted to welcome to the market this exceptionally well presented four bedroom semi detached house, ideally located in this quiet and sought after residential location. Offering bright and spacious accommodation throughout the property, comprising spacious lounge/diner, new modern fitted kitchen with built in appliances, bedroom/office and WC all to the ground floor, whilst to the first floor there are three bedrooms and a family bathroom. Other internal benefits include gas central heating to new radiators and double glazed windows throughout. Externally the property offers a low maintenance westerly facing rear garden backing onto protected woodland, front garden and driveway providing off road parking. Conveniently situated within easy access to local amenities, main route bus stops, countryside, woodlands and the Coombe Valley Nature Reserve. Viewing comes highly recommended by RWW Bexhill to appreciate this well presented family home in a popular location.**



### **Entrance Hallway**

Obscured glass panelled UPVC front door leading to hallway with radiator, stairs leading to first floor, large storage cupboard with hanging space and shelving.

### **Ground Floor WC**

Low level wc, all mounted wash hand basin with tiled splashback, extractor fan.

### **Kitchen**

11'9" x 8'1" (3.60 x 2.47)

Double aspect, double glazed windows to the front and side elevations, modern fitted white gloss kitchen comprising a range of matching wall and base level units with laminate straight edge worktop surfaces, space for freestanding fridge/freezer, integrated electric oven, worktop mounted five ring gas burner hob with modern fitted extractor hood above and glass splashback, integrated slimline dishwasher, stainless steel bowl and half sink with drainer and mixer tap, cupboard housing gas central heating boiler and plumbing space for washing machine, recessed ceiling spotlights.

### **Lounge/Diner**

19'7" x 11'8" (5.97 x 3.56)

Double glazed sliding patio doors to the rear elevation giving access and views onto the rear garden, radiator.

### **Ground Floor Bedroom/Study**

14'8" x 7'0" (4.48 x 2.14)

Double glazed window to the front elevation, radiator, fitted services cupboard housing the gas meter and the modern electric consumer unit, recessed ceiling spotlights.

### **First Floor Landing**

Access to loft space, large storage/linen cupboard offering ample storage with slatted shelving.

### **Bedroom One**

12'0" x 10'1" (3.66 x 3.09)

Double glazed window to the rear elevation with views across woodlands, radiator.

### **Bedroom Two**

12'0" x 9'3" (3.67 x 2.82)

Double glazed window to the rear elevation overlooking the woodlands, radiator.

### **Bedroom Three**

9'3" x 8'8" (2.82 x 2.66)

Double glazed window to the front elevation, radiator, fitted wardrobe with hanging space and shelving.

### **Family Bathroom**

Obscured double glazed window to the front elevation, heated chrome towel rail, white bathroom suite comprising low level wc, panelled enclosed bath with mixer tap, wall mounted shower controls, shower attachment and rain effect showerhead, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, electric shaver point, part tiled walls, tiled floor.

### **Externals**

#### **Rear Garden**

Westerly facing rear garden backing onto protected woodlands, raised patio area with the rest of the garden being mainly laid to lawn, boarded by closed board fencing, door giving access into the lean to.

#### **Lean To**

11'8" x 2'9" (3.56 x 0.84)

To the side of the property providing covered walk way space from the front to the back, with secure gated access.

#### **Front Garden**

Mainly laid to lawn with mature shrub, driveway providing off road, external lighting and outside tap.

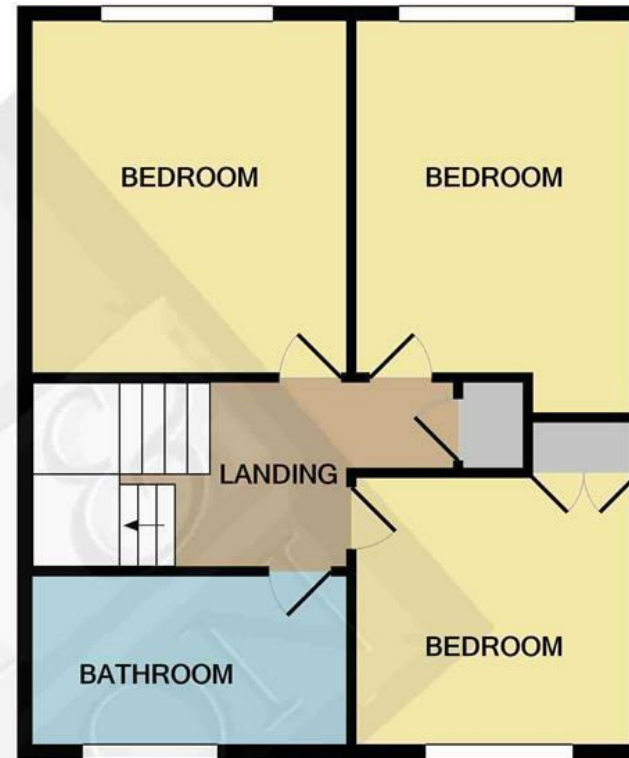
#### **Agents Note**

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 591 SQ.FT.  
 (54.9 SQ.M.)

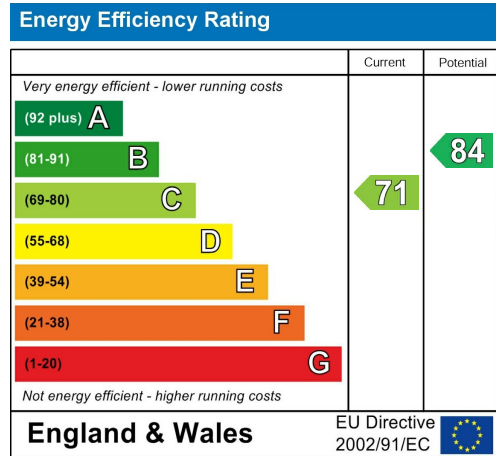


1ST FLOOR  
 APPROX. FLOOR  
 AREA 463 SQ.FT.  
 (43.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1054 SQ.FT. (97.9 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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