

**RUSH
WITT &
WILSON**



**26 Mistley Close, Bexhill-On-Sea, TN40 2TD
£209,000**

Am immaculate two bedroom terraced house ideally located in this quiet and convenient cul-de-sac location. Having been renovated throughout to and exceptionally high standard by the current owner the property comprises lounge with feature spiral staircase, brand new modern fitted kitchen with built in appliances, brand new modern fitted bathroom and two double bedrooms. Other internal benefits include brand new gas central heating system with new boiler and new radiators, full re-wire throughout with brand new consumer unit and double glazed windows throughout. Externally the property offers a private low maintenance rear garden, small front garden, an allocated parking space and an outside storeroom. Conveniently situated within easy access to local amenities, local bus routes and doctor surgery. Viewing comes highly recommended by RWW, Bexhill to appreciate this newly renovated property offered with NO ONWARD CHAIN.



Entrance Porch

5'5" x 3'3" (1.66 x 1)

Obscured glass panelled composite front door leading to porch. Entrance porch has a glass panelled internal front door leading to lounge.

Lounge

15'5" x 12'3" (4.72 x 3.75)

Double glazed bay window to front elevation, radiator, feature spiral staircase leading to first floor, open archway leading through to kitchen.

Kitchen

12'3" x 6'11" (3.75 x 2.11)

Double glazed window and double glazed door to rear elevation giving access to rear garden, radiator, brand new modern fitted kitchen/breakfast room with a range of matching wall and base level units with laminate roll edge worktop surfaces, breakfast bar, plumbing space for washing machine, integrated electric oven, worktop mounted gas hob with fitted extractor hood above, newly fitted gas central heating combination boiler, part tiled walls.

First Floor Landing

Access to loft space.

Bedroom One

12'4" x 7'7" (3.76 x 2.33)

Double glazed windows to front elevation, radiator.

Bedroom Two

12'4" x 7'0" (3.77 x 2.15)

Double glazed windows to rear elevation, radiator, built in wardrobe/storage cupboard.

Bathroom

Heated chrome towel rail, newly fitted modern white bathroom suite comprising low level wc, panelled enclosed bath with mixer tap and shower attachment, pedestal mounted wash hand basin with mixer tap, partly aqua panelled walls, extractor fan.

External**Front Garden**

Steps leading up to front path, small front garden which is laid to lawn with mature shrubs, outside storeroom with newly fitted modern electric consumer units, electric meter, gas meter and ample storage space.

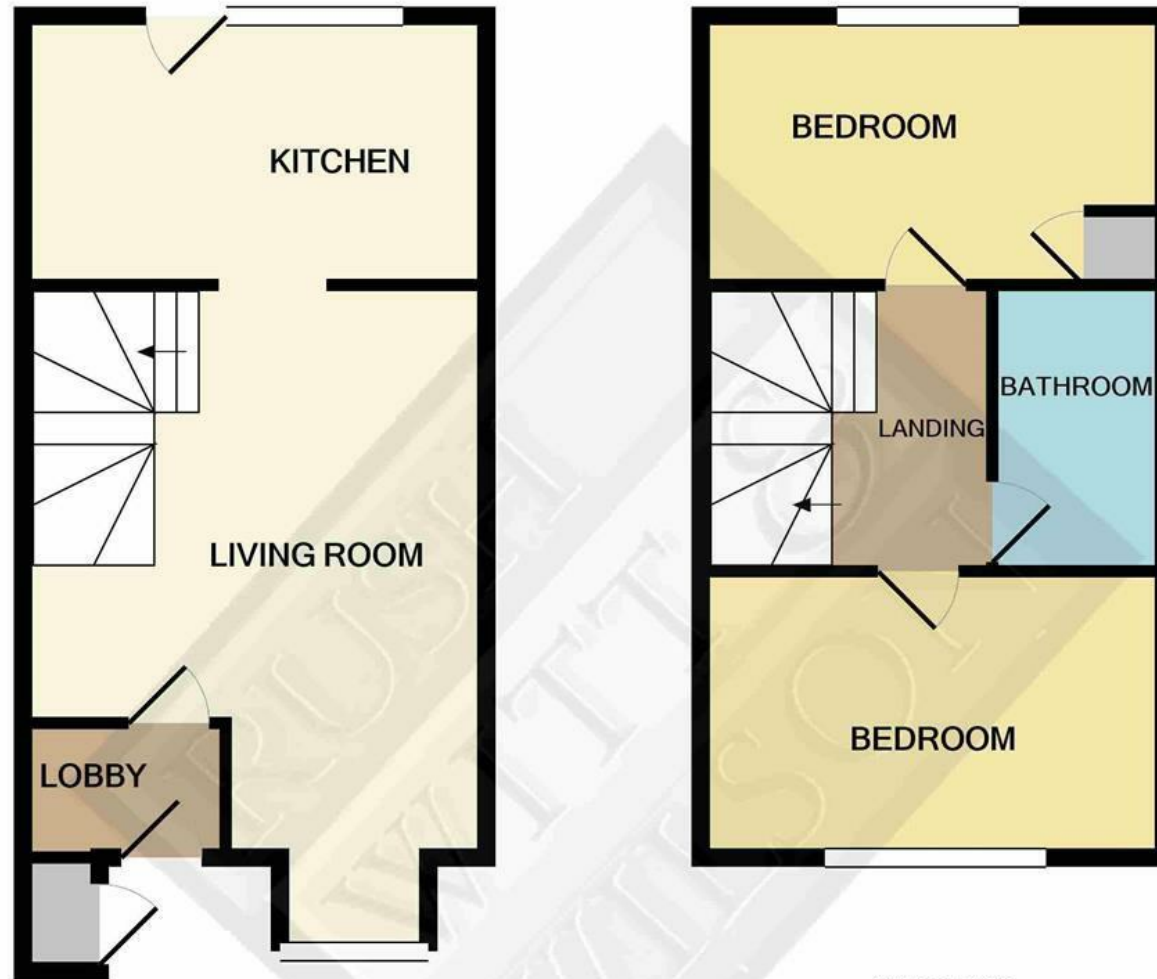
Rear Garden

Timber decked area, the rest is laid with bark chippings, boarded by wall and closed board fencing.

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.





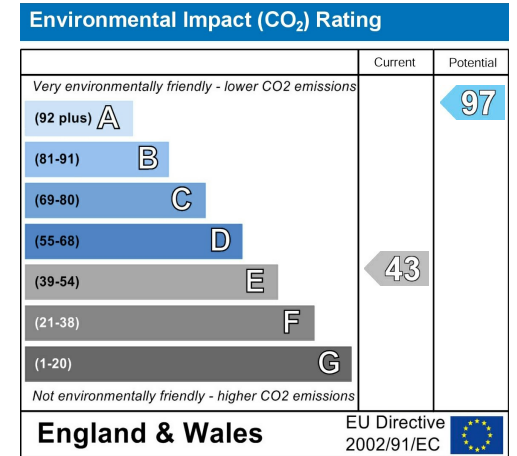
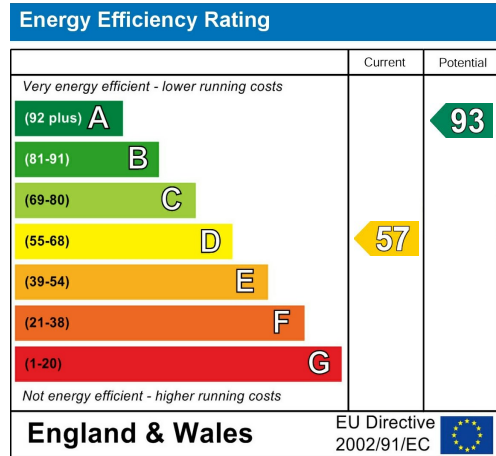
GROUND FLOOR
 APPROX. FLOOR
 AREA 291 SQ.FT.
 (27.1 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 275 SQ.FT.
 (25.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 567 SQ.FT. (52.6 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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