

**RUSH
WITT &
WILSON**



**1 Gracelands Drive, Bexhill, East Sussex TN39 4FZ
£495,000**

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. Viewings come highly recommended by Rush, Witt & Wilson Sole agents.



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

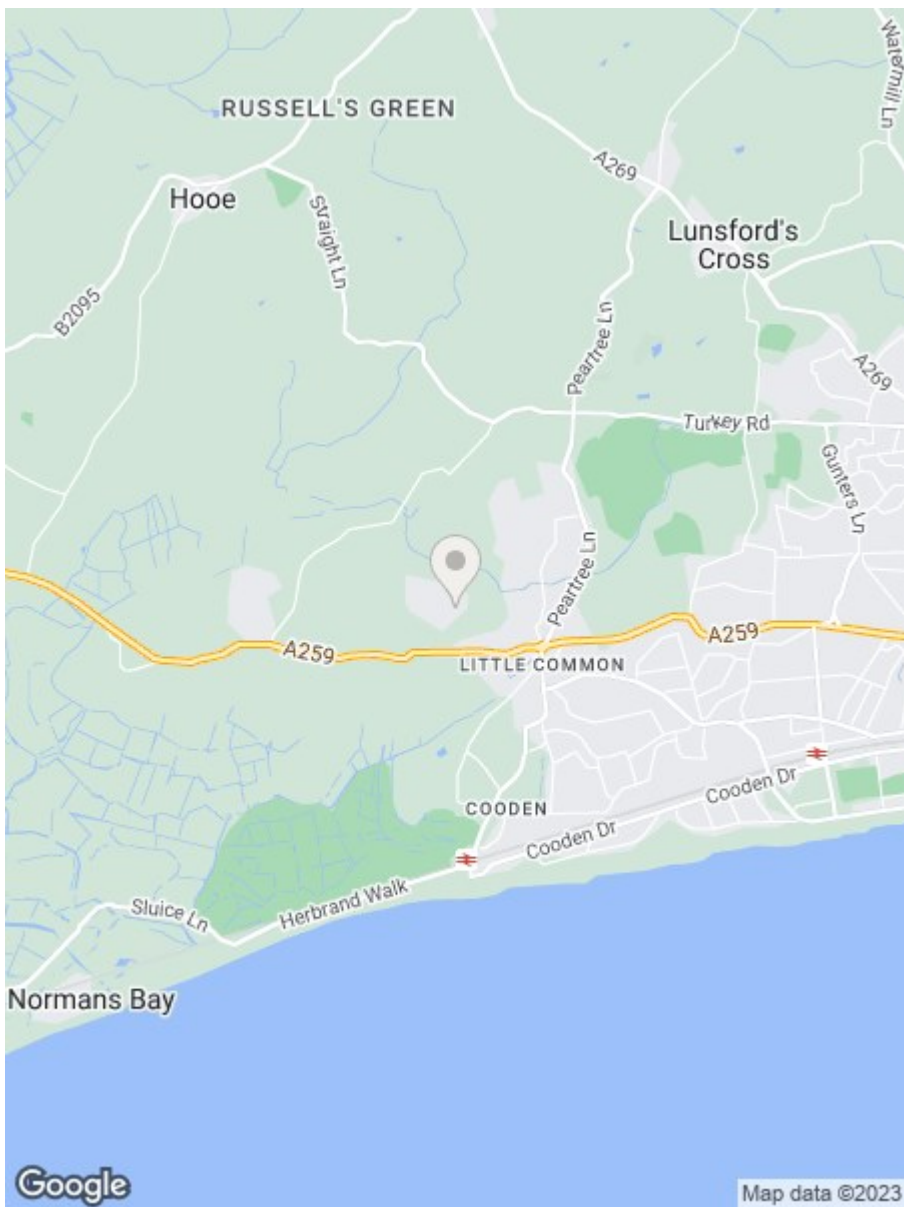
With up and over door, power and light, eaves storage space

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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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