

**RUSH  
WITT &  
WILSON**



**37 Mistley Close, Bexhill-On-Sea, East Sussex TN40 2TD  
£255,000 Freehold**

**Two bedroom terraced house situated in this popular residential location of Bexhill. Offering bright and spacious accommodation throughout, the property comprises living room, conservatory, kitchen, two double bedrooms, family bathroom suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts front and private rear garden. Viewing is highly recommended by Rush Witt & Wilson, Sole agents.**



**Entrance Hallway**

With stairs leading to the first floor, understairs storage cupboard, radiator.

**Living Room**

14'9 x 13'1 (4.50m x 3.99m )

Double glazed glass panelled sliding doors giving access into the conservatory, double radiator.

**Conservatory**

11'9 x 6'1 (3.58m x 1.85m )

Double glazed French doors giving access onto the rear garden with additional windows overlooking the rear garden.

**Kitchen**

13'1 x 6'6 (3.99m x 1.98m )

Fitted kitchen with a range of matching wall and base level units, laminate straight edge worktop surfaces, single drainer and mixer tap, integrated electric oven with four ring gas hob and extractor canopy above, space for freestanding fridge and freezer, space and plumbing for washing machine, radiator, double glazed window to the front elevation.

**First Floor****Landing**

Access to loft space via a loft hatch, large storage cupboard.

**Bedroom One**

11'7 x 11'6 (3.53m x 3.51m )

Double glazed windows to the front elevation, radiator, hand built-in wardrobe cupboards with hanging space and shelving with additional overbed storage space.

**Bedroom Two**

13'x 9'2 (3.96mx 2.79m)

Double glazed window to the rear elevation, radiator and built-in wardrobe cupboards with hanging space and shelving.

**Bathroom**

Suite comprising wc with low level flush, pedestal mounted wash hand basin with hot and cold tap, panelled bath with with chrome tap and additional chrome hand shower attachment, radiator.

**Outside****Front Garden**

Area of front lawn and path leading to the entrance.

**Rear Garden**

Mainly laid to lawn and with patio suitable for alfresco dining, timber garden shed, gated rear access and comes enclosed to all sides offering privacy and seclusion.

**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.

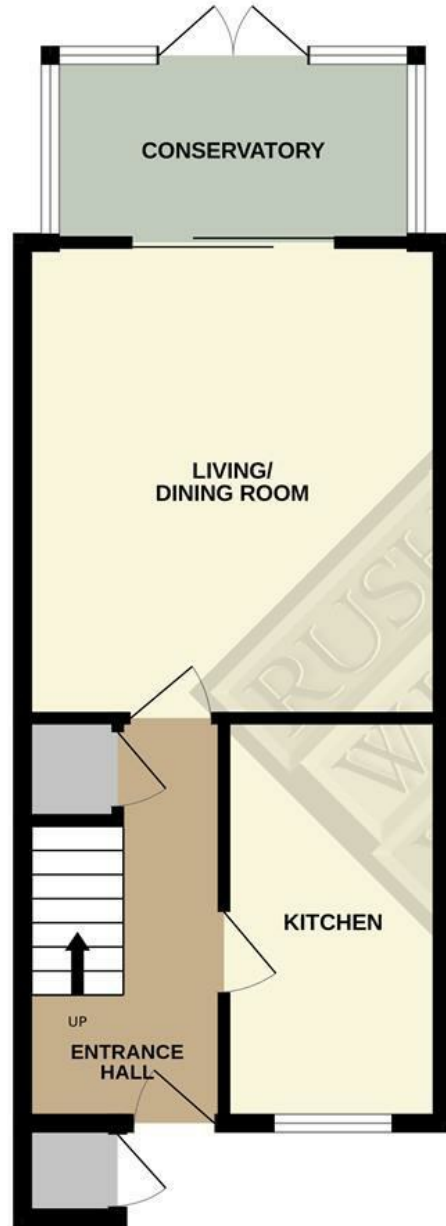
Council Tax Band – B

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

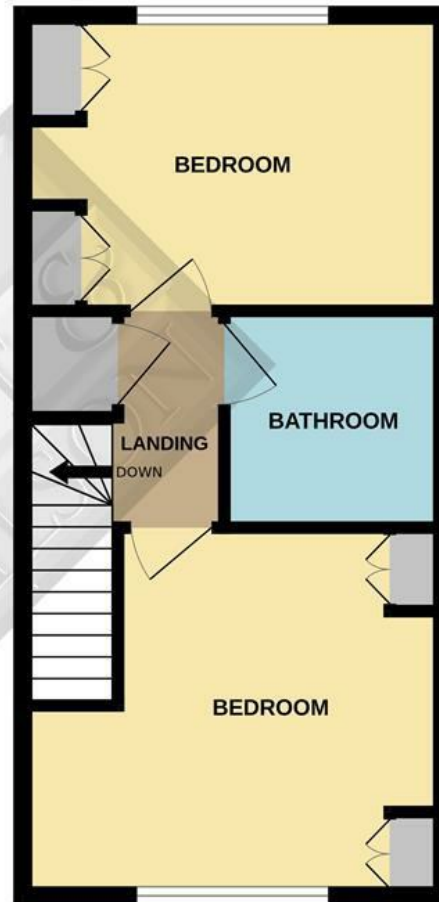
If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.

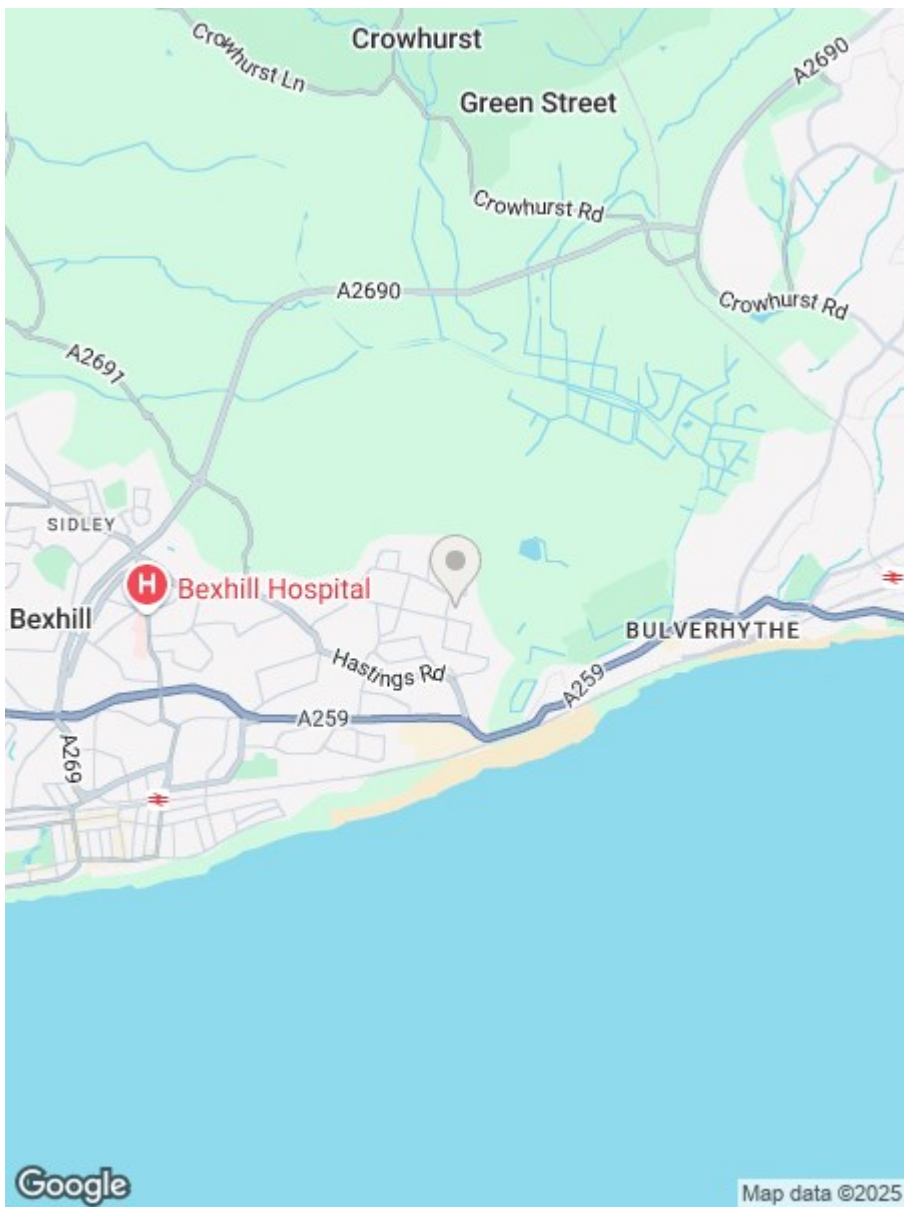


1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.9 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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