

RUSH  
WITT &  
WILSON



**5 Diana Close, Bexhill-On-Sea, East Sussex TN40 2RW**  
**£375,000**

**No onwards chain ! A well presented extended three bedroom detached house with far reaching views, two reception rooms, gas central heating system, double glazed windows and doors, downstairs cloakroom, modern kitchen and bathroom, private front and landscaped rear garden, extensive off road parking, detached garage. Viewing comes highly recommended by RWW sole agents. Council Tax Band D.**



**Entrance Hall**

Obscured glass window to the front elevation with entrance door, parquet flooring, single radiator.

**Cloakroom**

Obscured glass window to the side elevation, corner wash hand basin with tiled splashback, wc with low level flush, tiled floor.

**Living Room**

25'2 x 13'8 (7.67m x 4.17m)

Two double radiator, French doors and windows overlook the rear elevation, large picture window to the front with far reaching views, parquet flooring, fireplace with real flame gas coal effect fire.

**Dining Room**

11'7 x 10'1 (3.53m x 3.07m)

Windows to front, side and rear elevations with patio doors, double radiator, laminate wood flooring.

**Kitchen**

10'10 x 10'6 (3.30m x 3.20m)

Window to the rear elevation, door to side, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, plumbing for washing machine, integrated dishwasher, integrated AEG oven and grill with gas hob, space for fridge/freezer, extractor canopy and light, built in storage cupboard, tiled floor.

**First Floor Landing**

Window to the side elevation, access to roof space.

**Bedroom One**

12' x 11'8 (3.66m x 3.56m)

Window to the front and side elevations with far reaching views, single radiator, built in wardrobe cupboard.

**Bedroom Two**

12'2 x 11'2 (3.71m x 3.40m )

Window to the rear elevation, single radiator, built in wardrobe cupboard.

**Bedroom Three**

8'7 x 8'3 (2.62m x 2.51m)

Window to the front elevation, single radiator, built in wardrobe cupboard.

**Bathroom**

Modern suite comprising wall mounted wash hand basin with vanity unit and drawers beneath, wc with low level flush, walk in shower with chrome fixed showerhead and hand/shower attachment, aqua board splashbacks, tiled floor, wall mounted chrome heated towel rail, electric shaver point with light.

**Outside****Front Garden**

Mainly laid to lawn, elevated position with stunning views, neatly planted flower and shrub beds with some small trees, retaining walls, raised flowerbeds, side access, extensive off road parking is available on long driveway which leads to garage.

**Rear Garden**

Landscaped with low maintenance in mind, lawned area, pergola and central patio areas, additional patio area to the rear of the garden, all enclosed with fencing to all sides, shrubbery and some trees.

**Detached Garage**

Single garage with up and over door, power and light, window to the side elevation, personal door to side.

**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  
583 sq.ft. (54.2 sq.m.) approx.



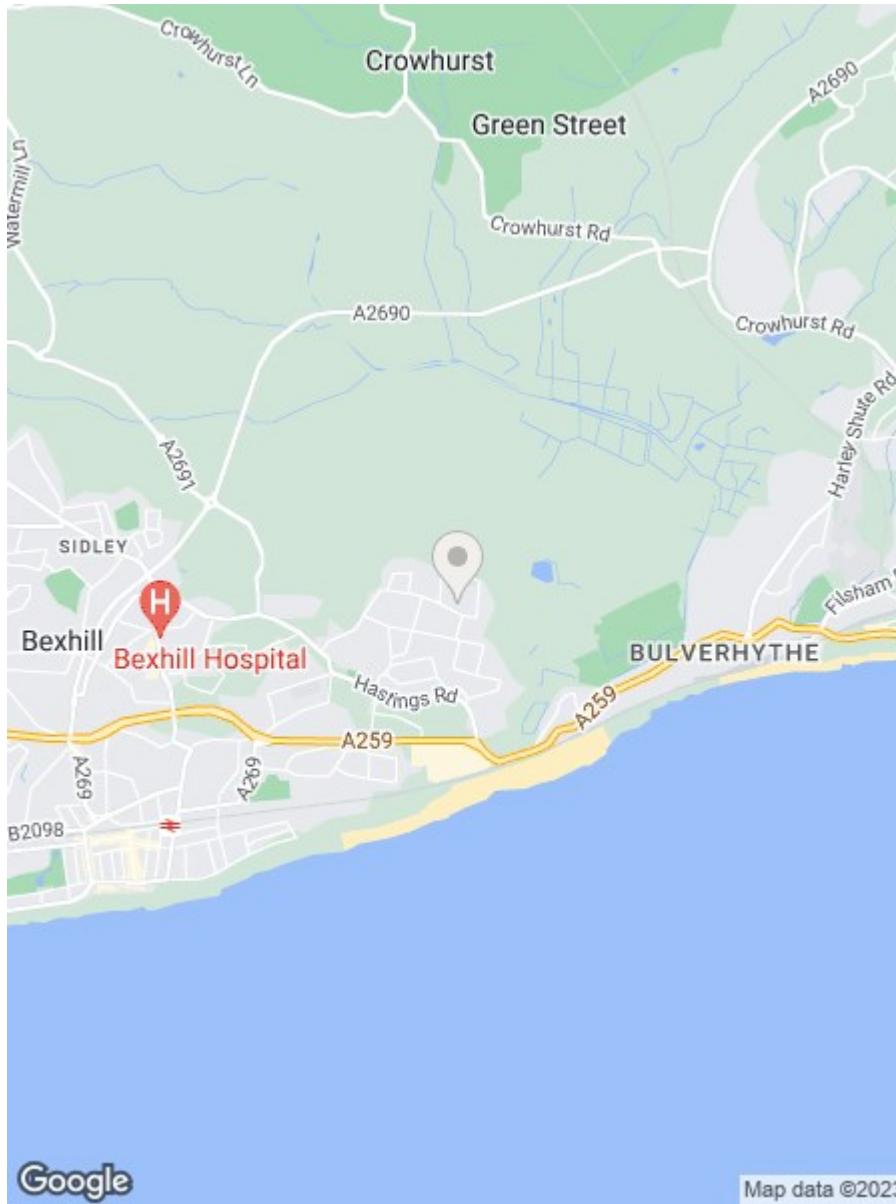
1ST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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