

**RUSH  
WITT &  
WILSON**



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

**A beautifully presented two bedroom, end of terrace house, situated in this sought after residential location, Offering bright and spacious accommodation throughout, comprising large living room, modern fitted kitchen, conservatory, two double bedrooms and a modern fitted shower room. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts a low maintenance rear garden and additional patio area to the side. Viewing comes highly recommended by RWW Bexhill. Council Tax Band B.**



**Entrance Porch**

With entrance door, storage space with hanging space and housing the gas meter and electrical consumer unit.

**Living Room**

15'5" x 12'3" (4.70 x 3.74)

Entrance door, stairs leading to the first floor, double glazed bay window overlooking the front elevation, roll top radiator.

**Kitchen**

12'3" x 7'1" (3.75 x 2.17)

Modern fitted kitchen with a range of matching wall and base level units with wood straight edge worktop surfaces, butler sink with mixer tap, four ring electric hob, integrated oven with extractor canopy above, space and plumbing for washing machine, space for under counter fridge and freezer, tiled splashbacks, double glazed windows overlooking the rear elevation, glass panelled door giving access onto the conservatory.

**Conservatory**

7'10" x 7'2" (2.41 x 2.20)

Double glazed windows to the rear and side elevations, glass panelled door giving access onto the rear garden.

**First Floor Landing**

With access to roof space via loft hatch.

**Bedroom One**

10'7" x 8'0" (3.25 x 2.45)

Double glazed windows to the front elevation, built in wardrobe cupboards with hanging space and additional storage space above.

**Bedroom Two**

12'4" x 6'11" (3.76 x 2.13)

Double glazed windows to the rear elevation, radiator, built in wardrobe cupboards with hanging space and shelving with additional storage space to the left.

**Shower Room**

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, obscured double glazed windows to the side elevation, roll top radiator and towel rail.

**Outside****Rear Garden**

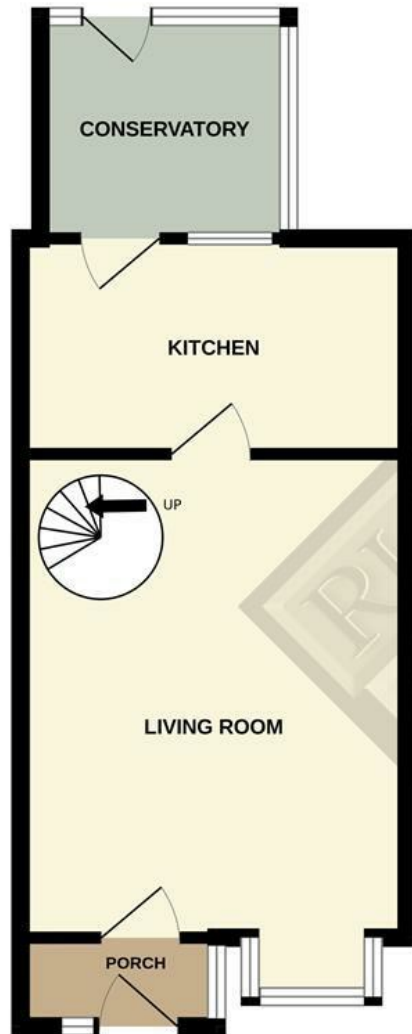
Low maintenance rear garden, laid with pebbles and patio areas suitable for alfresco dining, enclosed to all sides with gated access, side patio, timber framed shed.

**Agents Note**

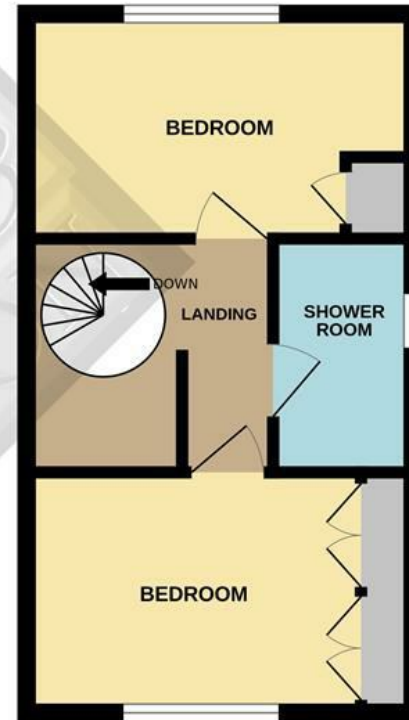
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR  
354 sq.ft. (32.8 sq.m.) approx.

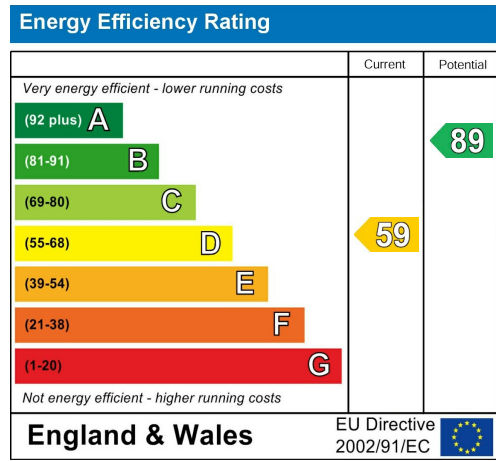
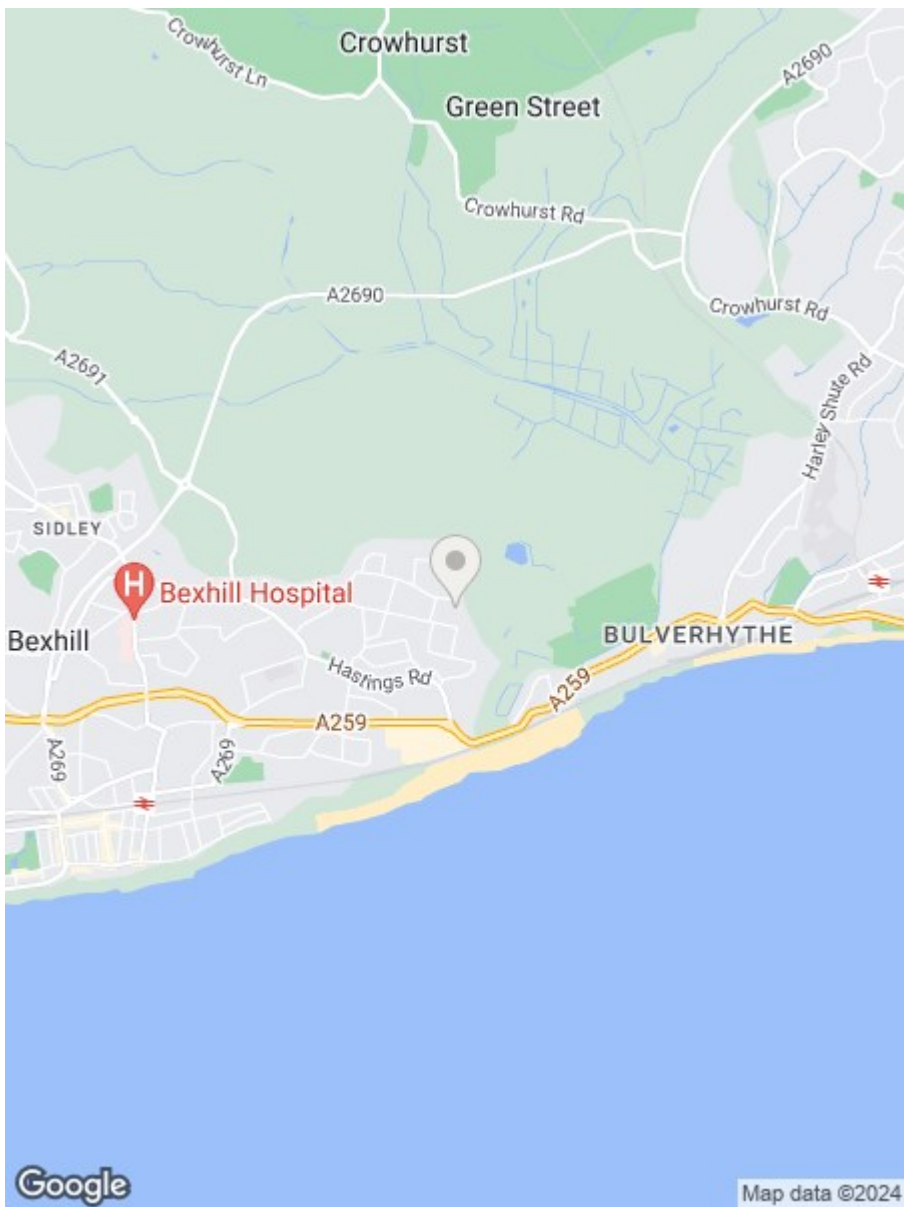


1ST FLOOR  
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA ; 625 sq.ft. (58.1 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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