

**RUSH  
WITT &  
WILSON**



**61 Galley Hill View, Bexhill-On-Sea, East Sussex TN40 1SX  
£375,000**

**A beautifully presented four bedroom terrace house, built approx. 2013 with garage, private off road parking, southerly rear private garden, arranged over three floors, downstairs cloakroom, kitchen/ breakfast room, lounge/ dining room with south facing orangery, two bathroom, ensuite bathroom, gas central heating system, double glazed windows and doors, VACANT POSSESSION. Viewing comes highly recommended by RWW sole agents.**



### **Entrance Hall**

With Amtico Spacia Auburn oak flooring, entrance door, covered radiator.

### **Cloakroom**

WC with low level flush, pedestal wash hand basin with tiled splashback, chrome heated towel rail.

### **Lounge/Dining Room**

25'4 x 15'2 (7.72m x 4.62m )

Three covered radiators, Amtico Spacia Auburn oak flooring, large understairs storage cupboard, windows and doors overlooking the rear garden with a southerly aspect.

### **Kitchen/Breakfast Room**

14'1" 8'2" (4.30m 2.50m)

Front aspect double glazed window, wall mounted white heated towel rail, modern fitted kitchen comprising a range of matching wall and base level units with solid worktops, inset bowl and a half stainless steel sink with worktop drainer, integrated washing machine, integrated electric oven, integrated five ring gas burner hob with fitted stainless steel electric extractor hood above, stainless steel splashback, space for free standing fridge-freezer.

### **First Floor Landing**

Built-in double door airing cupboard, Amtico Spacia Auburn oak flooring.

### **Bedroom Two**

14'6 x 8'6 (4.42m x 2.59m )

Single radiator, window overlooking rear elevation, Amtico Spacia Auburn oak flooring.

### **Bedroom Three**

12'5 x 8'5 (3.78m x 2.57m )

Window to front elevation, single radiator, Amtico Spacia Auburn oak flooring

### **Bedroom Four**

9'7 x 6'4 (2.92m x 1.93m )

Window to rear elevation, covered radiator.

### **Family Bathroom**

Suite comprising panelled bath with chrome hand shower attachment with chrome shower holder for shower, shower shield, w.c. with concealed cistern, inset wash hand basin with vanity unit, heated towel rail, obscure glass window to front elevation, electric shaver point, oak flooring.

### **Second Floor Landing**

Single radiator, large storage cupboard and Amtico Spacia Auburn oak flooring.

### **Bedroom One**

25'6 x 11'5 (7.77m x 3.48m )

Two covered radiators, walk-in wardrobe with hanging rails and shelving space, Amtico Spacia Auburn oak flooring.

### **En-Suite Bathroom**

Suite comprising inset bath with wall mounted chrome controls and hand shower attachment, pedestal wash hand basin with tiled splashback, w.c. with low level flush, heated chrome towel rail, obscure glass window to front elevation.

### **Outside**

#### **Front Garden**

Small shrub beds, pathway to front entrance door and outside courtesy light.

#### **Rear Garden**

Southerly aspect and all enclosed by high level fencing, a few raised shrub beds with gate leading to the off road parking space which is private.

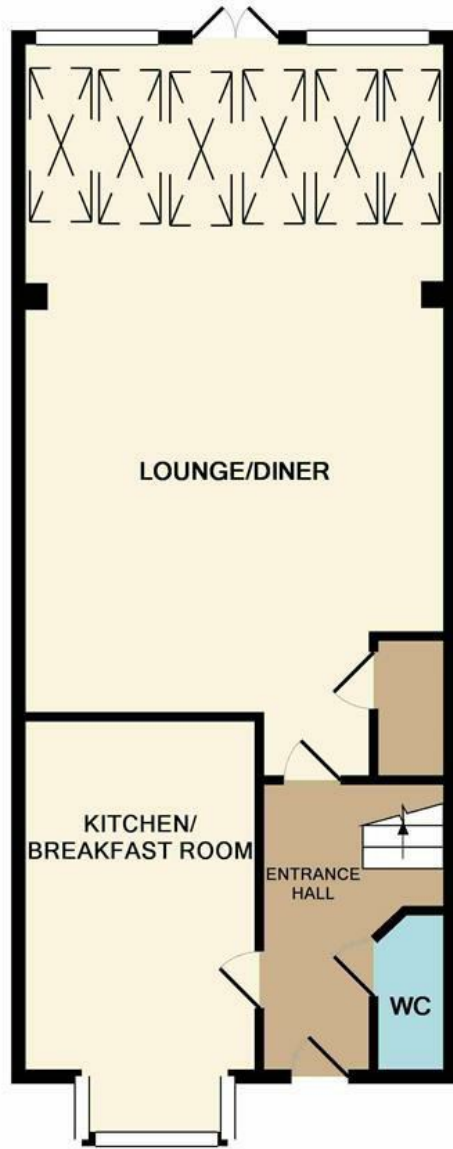
#### **Single Garage**

To the rear of the property.

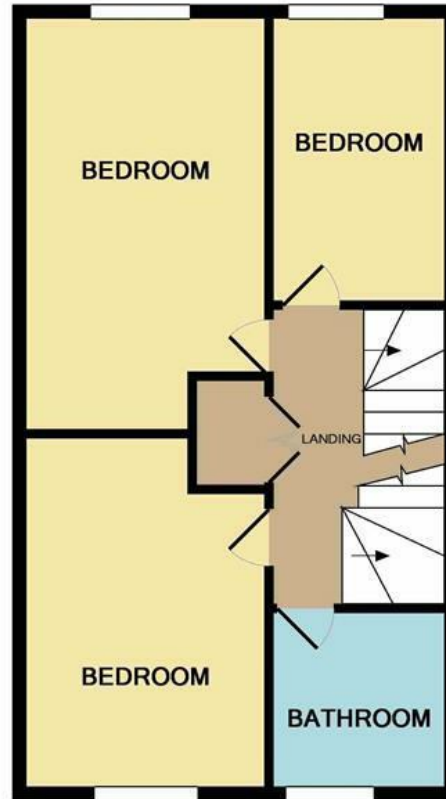
#### **Agents Note**

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.

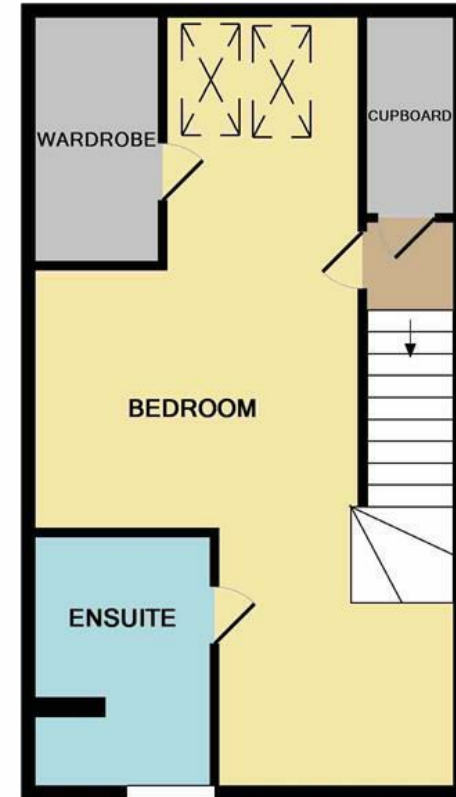




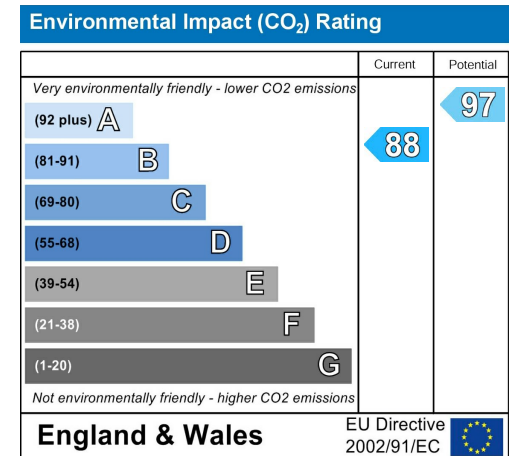
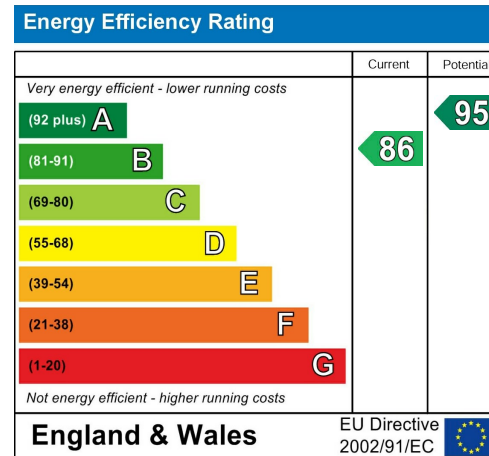
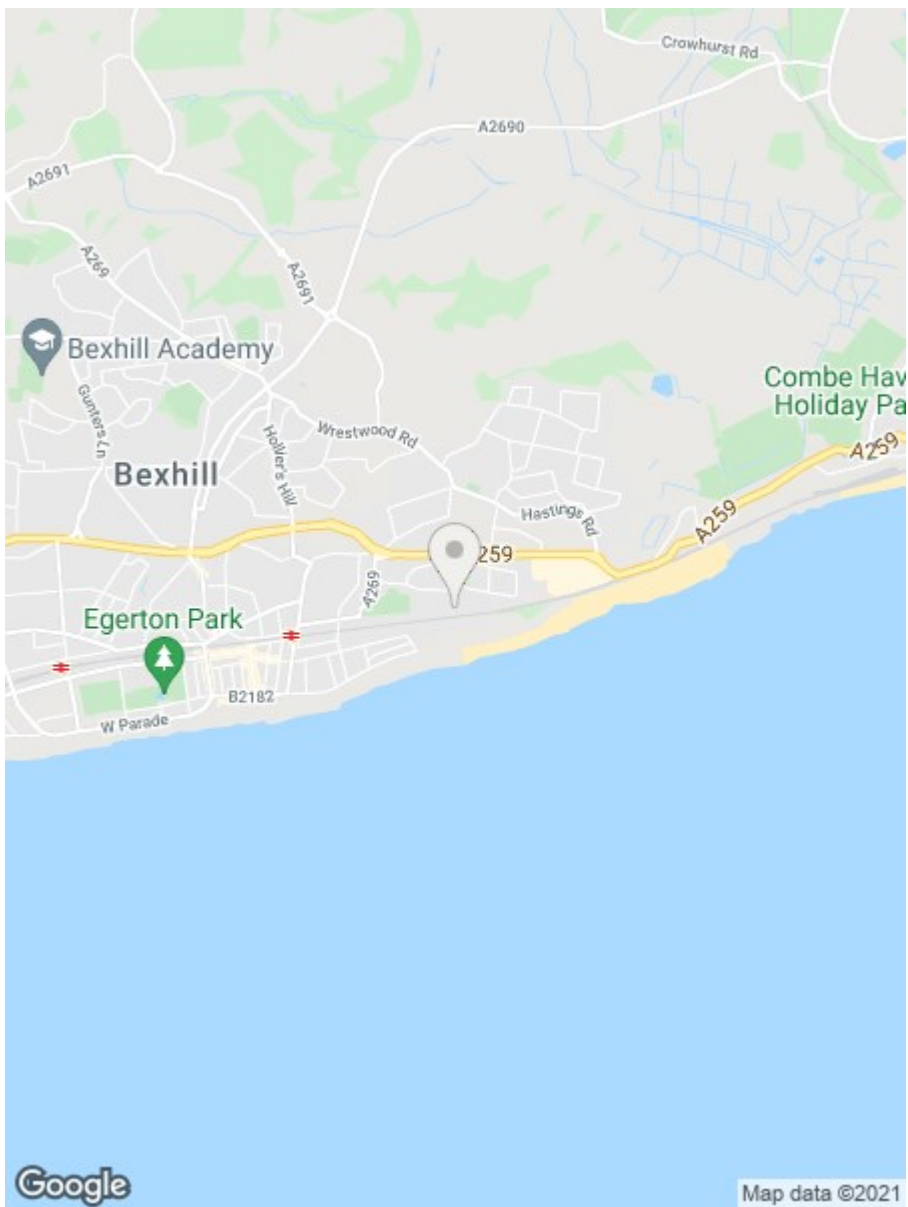
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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