

**RUSH
WITT &
WILSON**



**1 Lullington Close, Bexhill-On-Sea, East Sussex TN40 2SG
£279,950**

An opportunity to acquire this well presented three bedroom end of terrace house with south facing garden and garage, ideally located in this quiet and sought after location. Offering bright and spacious accommodation throughout, the property comprises three double bedrooms, fitted kitchen/diner, lounge, family bathroom and ground floor wc. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property boasts a south facing rear garden, large front garden and a shared driveway leading to the garage en-bloc, with an additional piece of land to the rear of the property. Ideally situated within easy walking distance of local amenities, parks, doctors surgery, bus stops and the picturesque Combe Valley Country Park, whilst still only being approximately 0.6 miles from Ravenside Retail Park and beach and less than 2 miles from Bexhill town centre with its wide range of amenities, seafront and mainline rail station. Viewing comes highly recommended by RWW Bexhill to appreciate this spacious family home in this popular location. Council Tax Band B.



Entrance Hall
Double glazed front door leading to the entrance hall, with radiator, stairs leading to first floor, open under stairs storage space, large built in storage cupboard.

Lounge
13'1" x 11'9" (4.00 x 3.60)
Double glazed window to the front elevation, radiator.

Kitchen/Diner
17'8" x 12'11" (5.40 x 3.96)
Double glazed windows and double glazed door to the rear elevation giving access onto the rear garden, radiator, fitted kitchen with a range of matching wall and base level units with laminate rolled edge worktop surfaces plumbing space for washing machine, space for freestanding cooker with fitted extractor hood above, stainless steel bowl and half sink with drainer and mixer tap, space for American style fridge/freezer, wall mounted gas central heating boiler, part tiled walls.

Ground Floor WC
Obscured double glazed windows to the front elevation, low level wc, wall mounted wash hand basin with mixer tap and splashback.

First Floor Landing
Access to loft space, large linen/storage cupboard with hanging space and fitted shelving.

Bedroom One
10'9" x 10'6" (3.28 x 3.22)
Double glazed window to the rear elevation, radiator, large range of fitted wardrobes with sliding mirrored doors, comprising hanging space and shelving.

Bedroom Two
12'10" x 8'8" (3.93 x 2.65)
Double glazed window to the front elevation, radiator.

Bedroom Three
8'9" x 8'7" (2.67 x 2.63)
Double glazed window to the front elevation, radiator.

Family Bathroom
Obscured double glazed window to the rear elevation, heated chrome towel rail, white suite comprising low level wc, pedestal mounted wash hand basin, panelled enclosed

bath with wall mounted electric power shower and shower attachment, tiled walls, extractor fan.

Outside

Front Garden
Large front garden that is mainly laid to lawn, with mature plants and shrubs.

Rear Garden
South facing rear garden with raised timber decking area, the second part of the garden is mainly laid to lawn, brick built storage room, gated access leading to the side of the property.

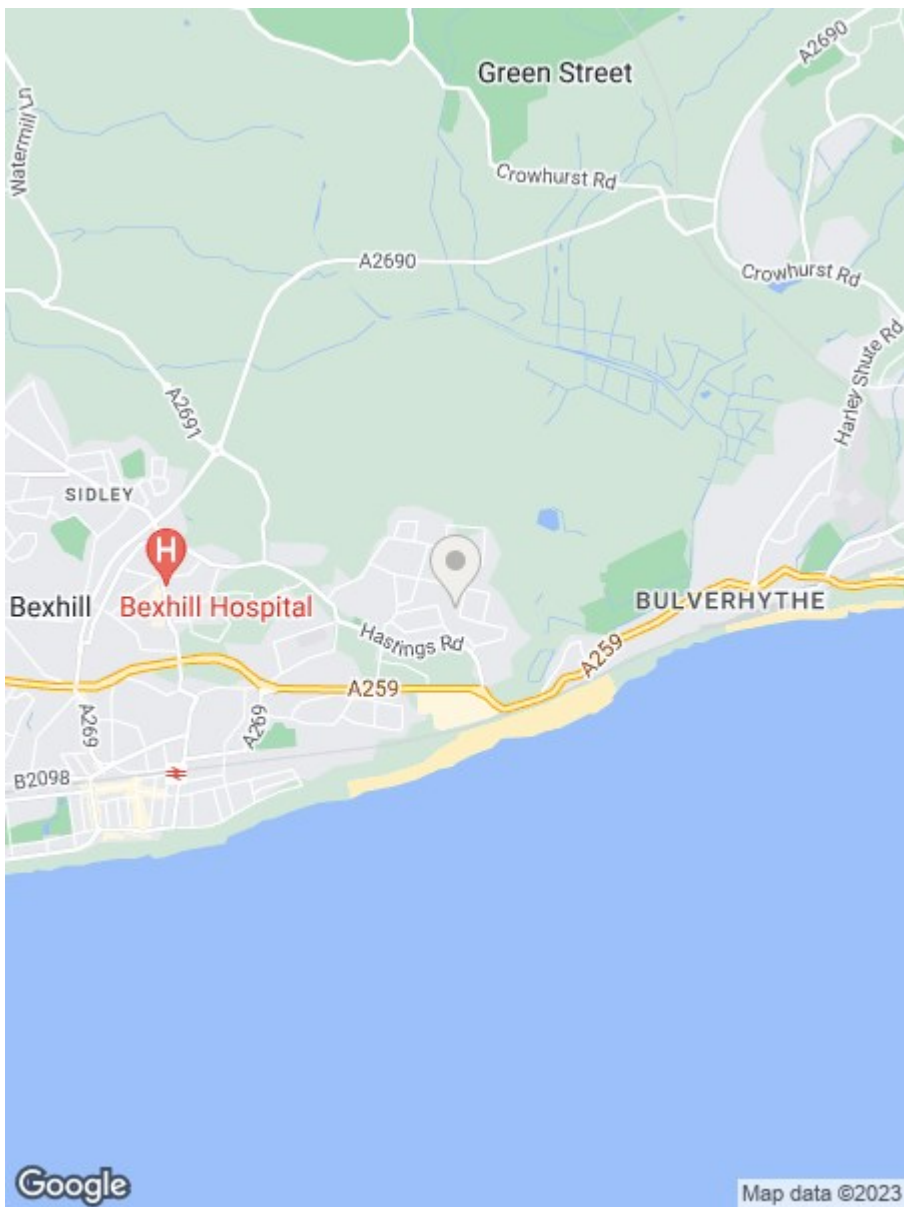
Garage En-Bloc
A shared driveway providing off road parking down the side of the property leads to the garage-en-bloc. There is a single garage en-bloc with up and over door.

Parking
To the rear of the property there is additional piece of land with hard standing that can be used for parking or caravan.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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