

**RUSH
WITT &
WILSON**



**2 Brick Kiln Close, Bexhill-On-Sea, East Sussex TN39 4FJ
Price Guide £345,000**

Rush, Witt and Wilson are delighted to welcome to the market this deceptively spacious and modern two bedroom semi-detached house ideally located in this private and secluded close. Having been presented to an exceptional standard throughout by the current owners the property comprises large entrance hall, open-plan living space with lounge/diner and modern fitted kitchen, two large double bedrooms, modern fitted shower room and a modern fitted ground floor bathroom. Other internal benefits include gas central heating to radiators, double glazed windows and ample storage cupboards throughout. Externally the property boasts a beautifully maintained rear/side garden, low maintenance front garden and an allocated parking space. Conveniently situated within this private close, within easy walking distance to local amenities and local bus routes. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning home in this quite and secluded location.



Entrance Hall

Front door with obscured double glazed side light window leading to entrance hall, with radiator, stairs leading to first floor, large built in double storage/cloak cupboard with hanging space and shelving.

Large L-Shaped Open Plan Living Space

Lounge/Diner

22'0" x 17'1" (6.71 x 5.21)

Double glaze windows to the rear elevation, double glazed sliding bi-folding doors to the side elevation giving access onto the rear/side garden, two radiators, recessed ceiling spotlights, open space leads through to the kitchen.

Kitchen

12'11" x 10'4" (3.95 x 3.16)

Double glazed, double aspect windows to the front and side elevations, modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, integrated eye level electric oven, integrated fridge/freezer, work top mounted electric hob with stainless steel splashback and fitted extractor hood above, integrated washing machine, integrated dishwasher, stainless steel bowl and half sink with drainer and mixer tap, large built in double storage cupboard with fitted shelving, recessed ceiling spotlights, cupboard housing gas central heating boiler.

Ground Floor Bathroom

Heated chrome towel rail, white bathroom suite comprising panelled enclosed bath with mixer tap, wall mounted shower controls, shower attachment and rain effect showerhead, built in vanity unit with wash hand basin, mixer tap, low level wc with concealed cistern, part tiled walls, electric shaver point, extractor fan and recessed ceiling spotlights.

First Floor Landing

Double glazed Velux window to the front elevation.

Bedroom One

18'1" x 16'8" (5.52 x 5.10)

Double aspect, double glazed windows to the front and side elevations, with a double glazed Velux window to the front elevation, radiator.

Bedroom Two

13'1" x 13'1" (4 x 4)

Double glazed window to the side elevation, double glazed Velux window to the rear elevation, radiator.

First Floor Shower Room

Double glazed Velux window to the rear elevation, heated chrome towel rail, modern suite comprising large walk in shower cubicle with glass sliding door, wall mounted shower control, shower attachment and rain effect showerhead, fitted vanity unit with wash hand basin and mixer tap, tiled splashback, low level wc with concealed cistern, electric shaver point, recessed ceiling spotlight, extractor fan.

Externals

Rear/Side Garden

Beautifully maintained garden with sun patio, the rest of the garden is laid to lawn with decorative shingled areas, mature flowerbeds with extensive plants and shrubs, timber garden shed, outside lighting.

Front Garden

Shingled laid low maintenance garden with mature plants and shrubs, blocked paved pathway, allocated parking space.

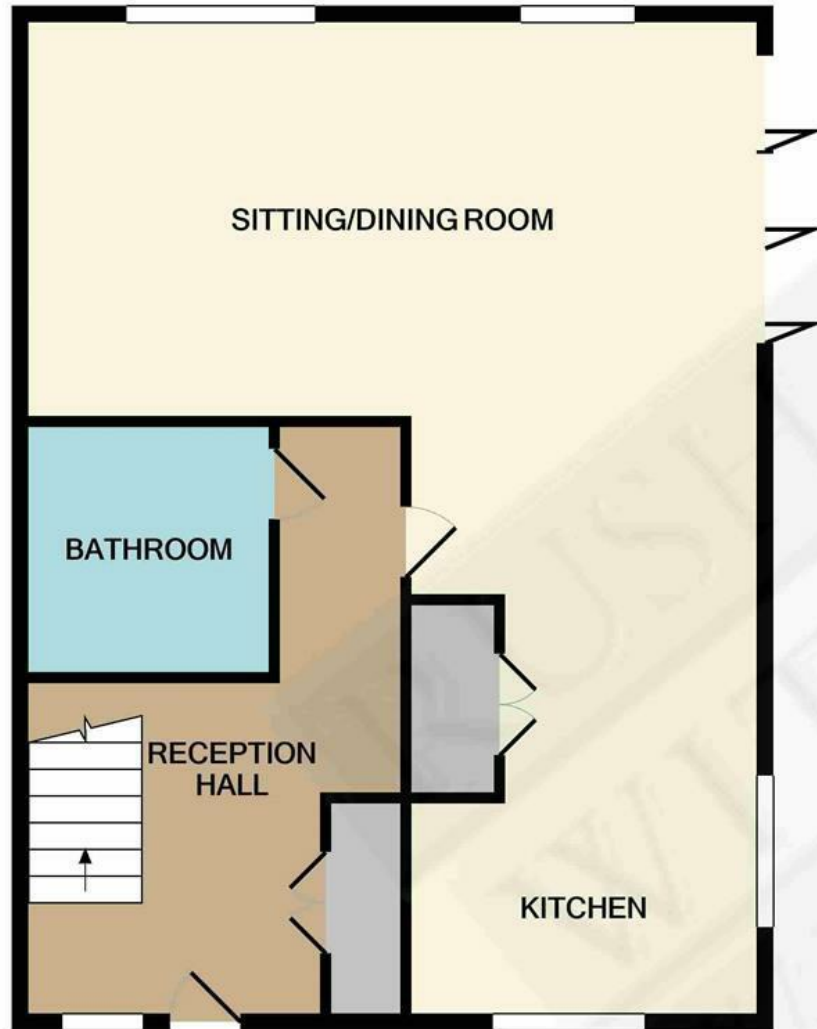
Service Charge

£34 per month to maintain the private road.

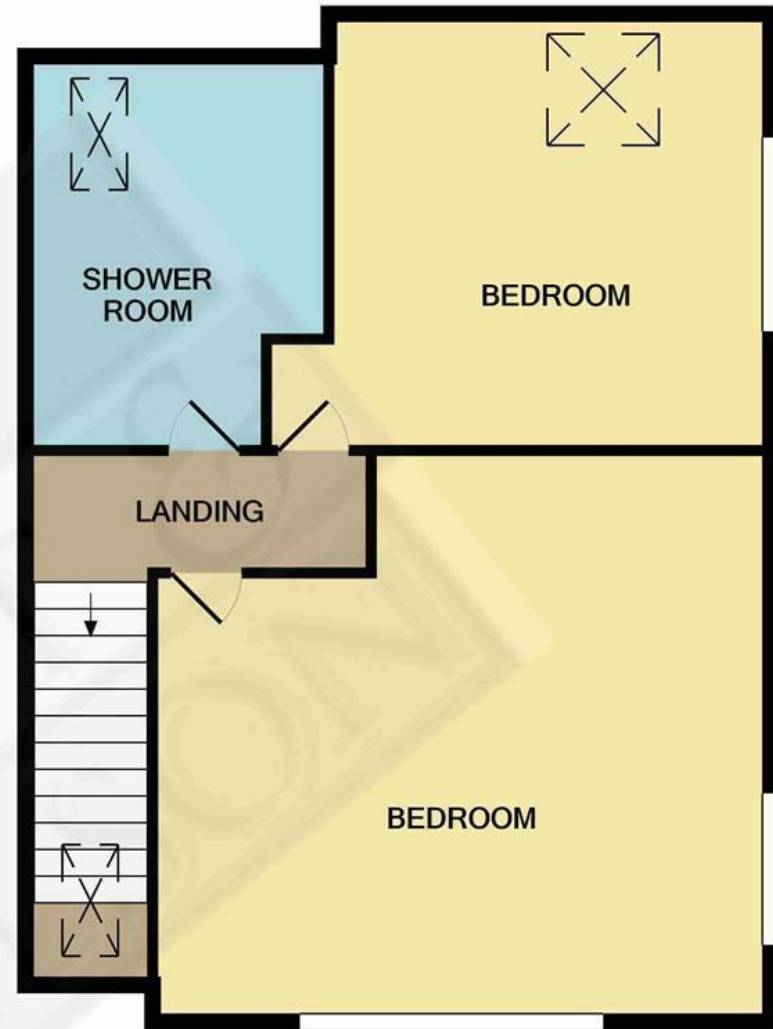
Agents Note

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
APPROX. FLOOR
AREA 651 SQ.FT.
(60.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 636 SQ.FT.
(59.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1286 SQ.FT. (119.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**