

**RUSH
WITT &
WILSON**



**9 De Moleyns Close, Bexhill-On-Sea, East Sussex TN40 1UT
£625,000**

This stunning four-bedroom modern detached house is nestled in the picturesque and historic area of Old Town Bexhill. Its prime location offers easy access to Bexhill mainline rail station, providing direct links to London, as well as the vibrant town centre, scenic seafront promenade, and charming Bexhill Old Town, complete with its Historic Church and Manor Barn. The accommodation features a beautifully designed kitchen breakfast room outfitted with elegant granite worktops and high-quality fitted appliances. The ground floor also includes a convenient cloakroom, while the master bedroom boasts an en-suite bathroom and additional family bathroom to the first floor. This home is equipped with two spacious reception rooms, a gas central heating system, and double-glazed windows and doors, ensuring comfort and energy efficiency. Additional highlights include a garage, off-road parking, and manageable wrap-around gardens, perfect for enjoying the outdoors. Viewing is highly recommended through RWW sole agents. Please note that the property falls under Council Tax Band F.



Entrance Hall

With entrance door, alarm system, window to the front elevation, single radiator, ceramic floor tiling.

Cloak Room

Obscured glass window to the rear elevation, half height wall tiling, wc with low level flush, heated towel rail, wall mounted wash hand basin, tiled floor.

Living Room

6.49 x 4.22

Triple aspect with windows to the front, rear and side elevations, patio doors lead out onto the rear garden, two double radiators, fireplace with granite surround, mantle and living flame gas fire.

Dining Room

4.32 x 3.41

Windows to the front and side elevations, double radiator.

Kitchen/Breakfast Room

5.74 x 3.94

Window to the front elevation, window and door to the rear elevation, stunning fitted kitchen comprising a range of base and wall units with granite worktops, cabinetry has secondary pull out drawers, induction hob with brushed stainless steel extractor canopy and light, glass splashback and oven and grill beneath, breakfast bar area, integrated fridge/freezer, integrated washing machine, led lighting, ceramic floor tiling, integrated washer/dryer, one and half bowl stainless steel sink unit with mixer tap, integrated microwave oven.

First Floor Landing

Double radiator, access to roof space via loft hatch, built in airing cupboard.

Bedroom One

15'4" x 12'5" (4.69 x 3.81)

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

En-Suite

Comprising wc with low level flush, bidet, pedestal mounted wash hand basin, ceramic wall tiling, double radiator, walk in shower with shower controls, chrome showerhead and sliding door.

Bedroom Two

13'6" x 10'4" (4.13 x 3.16)

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

Bedroom Three

13'11" x 8'8" (4.25 x 2.65)

Window to the front elevation, single radiator.

Bedroom Four

13'8" x 7'7" (4.19 x 2.32)

Window to the front elevation, double radiator.

Bathroom

Stunning suite comprising freestanding double ended bath with floating tap and hand/shower attachment, pedestal mounted wash hand basin, wc with low level flush, ceramic floor and wall tiling, obscured glass window to the side elevation, heated towel rail.

Outside

Front Garden

Mainly laid to lawn, beautifully established shrubbery, enclosed with wrought iron railings, driveway providing off road parking .

Rear Garden

Mainly laid to lawn with beautiful patio area, mature shrubbery, plants and trees of various kinds enclosed the garden, picket gate and matching fencing, side access is available down both sides of the property, outside water tap.

Garage

With up and over door, overhead eaves storage available via hatch, power and light.

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.



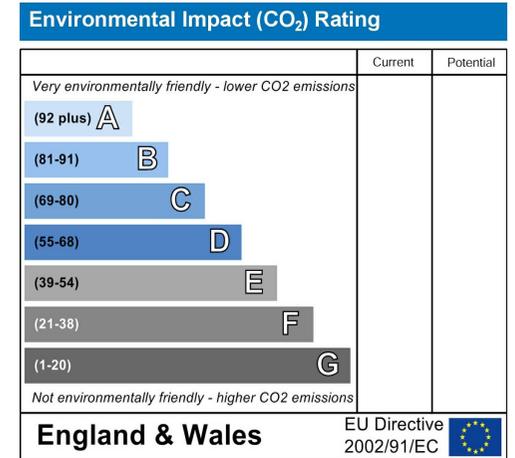
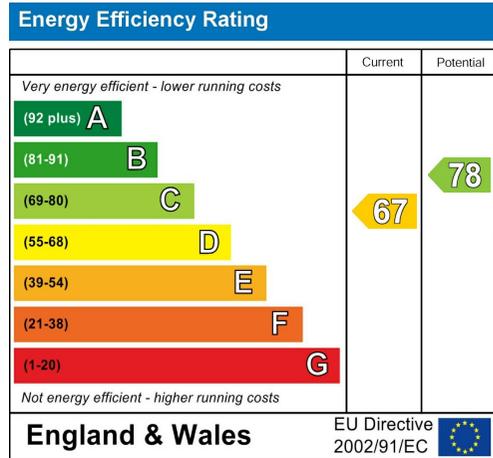
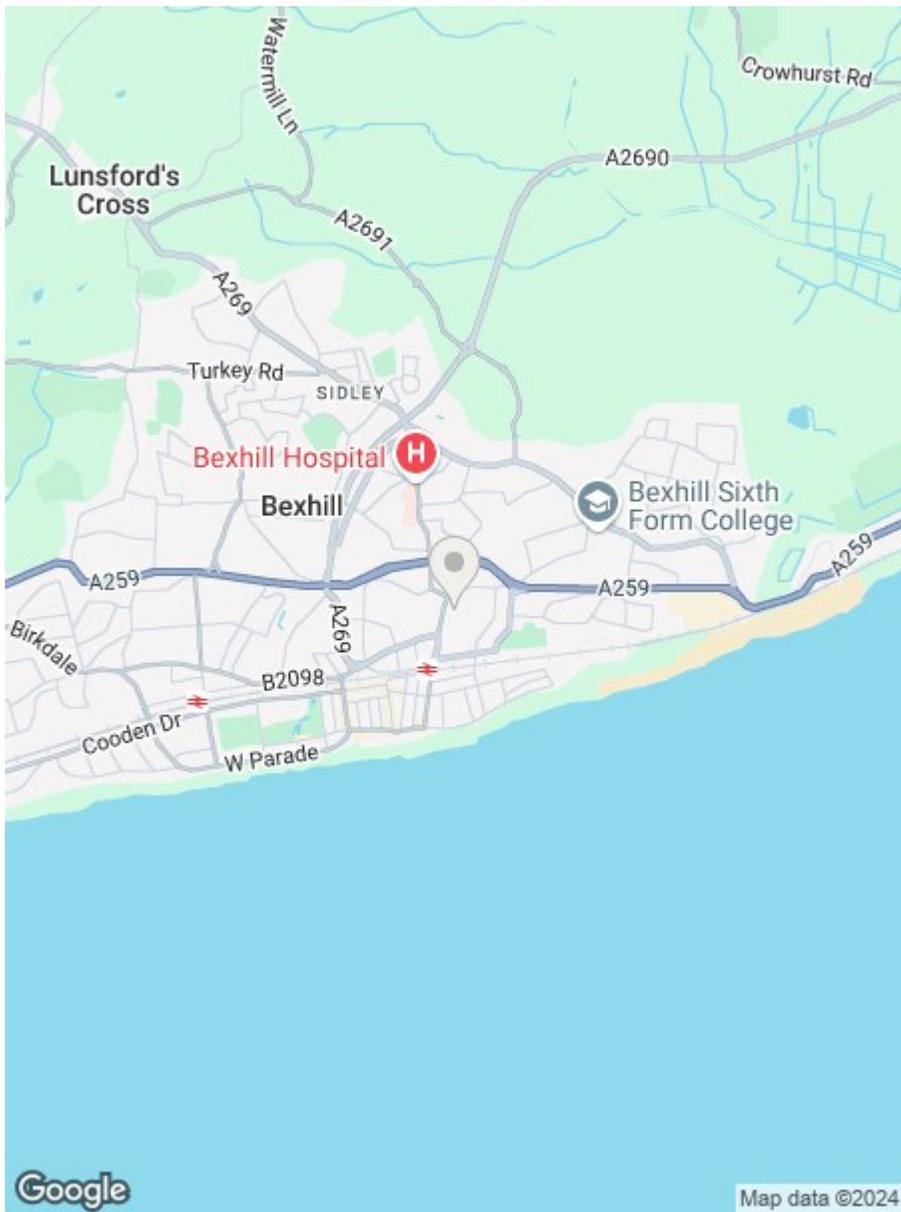
GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.

1ST FLOOR
741 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 1642 sq.ft. (152.6 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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