

**RUSH
WITT &
WILSON**



**14 Sunningdale Close, Bexhill-On-Sea, East Sussex TN40 1UQ
£259,000**

A well presented two bedroom terraced house, situated in this sought after location of Penland Wood, Bexhill. Offering bright and spacious accommodation throughout, the property comprises two double bedrooms, living room, fitted kitchen, modern bathroom suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally, the property boasts off road parking for multiple vehicles, well maintained rear garden and garage enbloc. Viewing comes highly recommended by RWW Sole Agents.



Entrance Hallway

With entrance door, radiator, stairs leading to first floor.

Living Room

10'6" x 10'7" (3.20 x 3.23)

With double glazed window to front elevation, radiator.

Kitchen/Breakfast Room

14'0" x 8'8" (4.27 x 2.64)

Double glazed window to rear elevation, glass panelled door giving access onto rear garden, radiator, fitted kitchen with a range of wall and base level units, laminate straight edge work top surfaces, sink with drainer and mixer tap, space for freestanding cooker, space and plumbing for washing machine and tumble dryer, space for freestanding fridge / freezer.

Bedroom One

14'0" x 10'3" (4.27 x 3.12)

With double glazed window to front elevation, radiator.

Bedroom Two

11'2" x 7'3" (3.40 x 2.21)

With double glazed windows to rear elevation, radiator.

Bathroom

Modern suite comprising w.c low level flush, peddle stall mounted wash hand basin and mixer tap, panelled bath with chrome controls, window to rear elevation.

Outside**Front of Property**

Block paved driveway providing off road parking for multiple vehicles.

Rear Garden

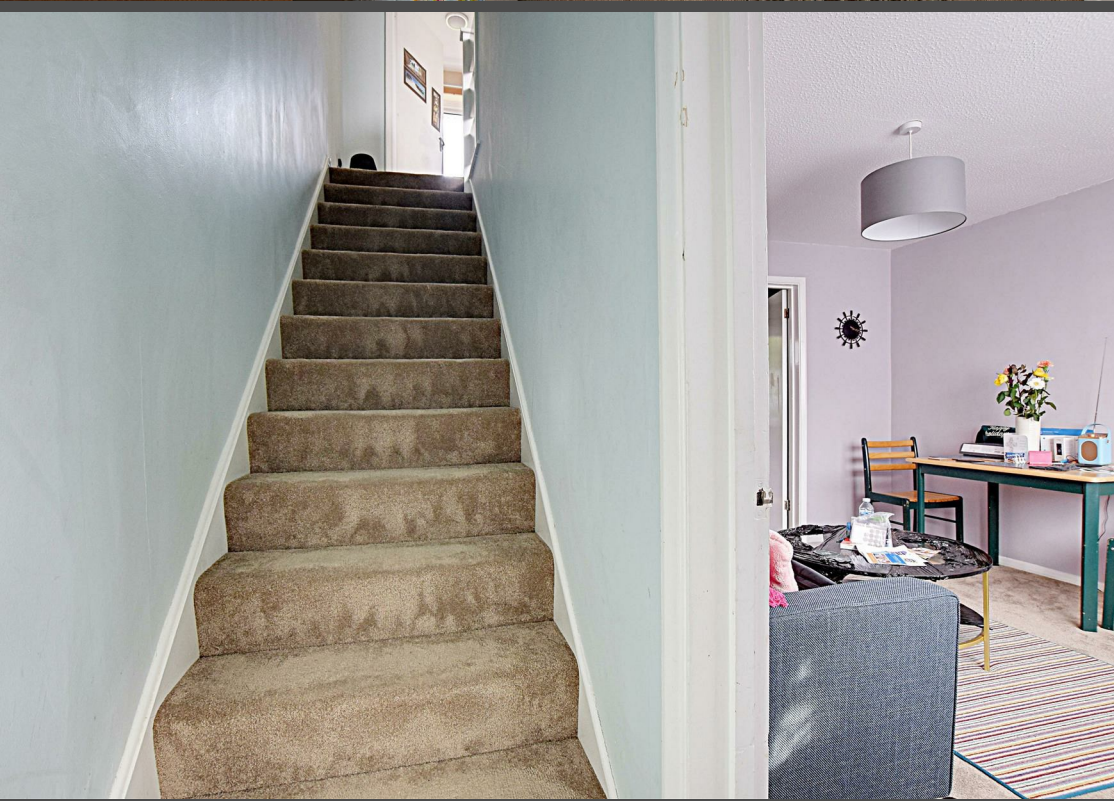
Comes laid to lawn with patio area suitable for alfresco dining, enclosed to all sides.

Garage En-bloc

With up and over door.

Agents Notes

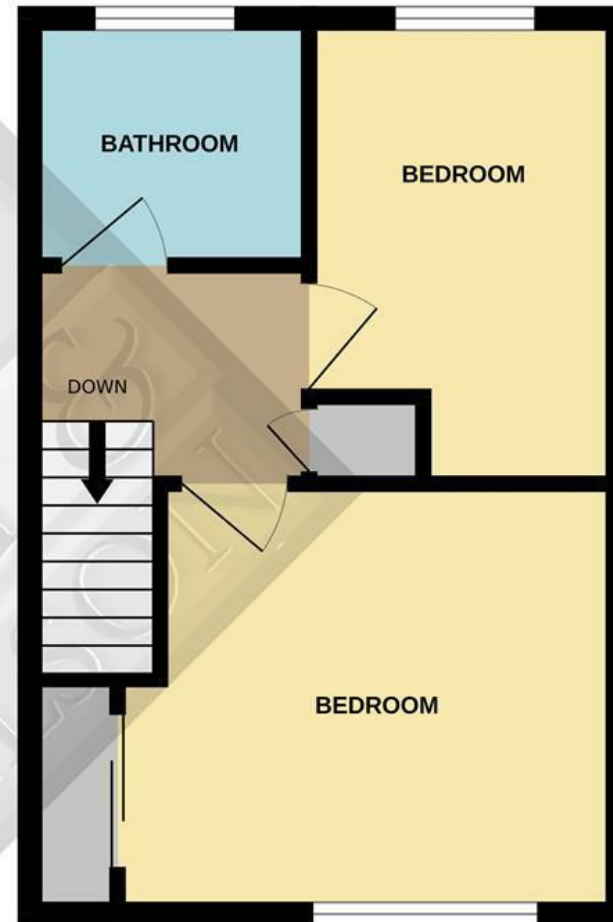
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.

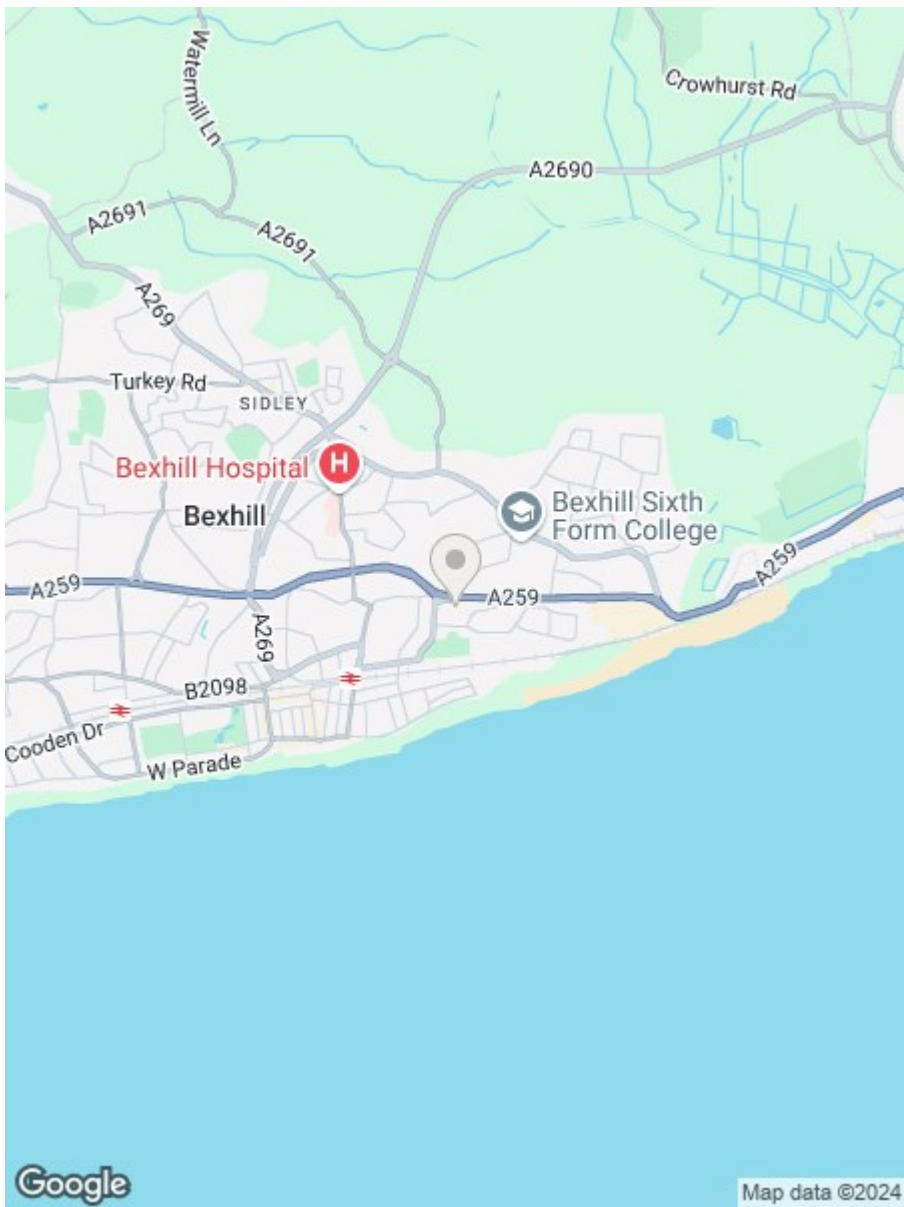


1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		<div style="border: 1px solid black; padding: 5px; display: inline-block;">70</div> <div style="border: 1px solid black; padding: 5px; display: inline-block; margin-left: 100px;">89</div>
(81-91) B		
(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	

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