

RUSH
WITT &
WILSON



14 Wentworth Close, Bexhill-On-Sea, East Sussex TN40 2PQ
£359,000

A beautifully presented three bedroom link detached house comprising living room, conservatory, kitchen/breakfast room, three double bedrooms, downstairs toilet and 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, garage and well maintained rear garden. Ideally located in this sought after residential location with in easy reach of Ravenside Retail Centre and Bexhill seafront. Viewing comes highly recommended by RWW sole agents. Council Tax Band D.



Entrance Hallway

Obscured glass panelled door, window to the front elevation, stairs leading to first floor, radiator, under stairs area providing home office area, central heating thermostat.

Living Room

16'2" x 10'9" (4.94 x 3.28)

Double glazed windows to the front elevation, radiator, feature fireplace, French doors lead to the conservatory.

Conservatory

17'5" x 7'5" (5.32 x 2.28)

Windows and doors to the rear and side elevation, radiator.

Kitchen/Breakfast Room

13'7" x 10'2" (4.15 x 3.12)

Fitted kitchen comprising a range of matching wall and base level units with laminate straight edge worktop surfaces, one and half bowl sink with drainer and mixer tap, integrated electric oven and grill, four ring gas hob with extractor canopy above, space for freestanding fridge and freezer, space and plumbing for washing machine and tumble dryer, tiled splashbacks, double glazed windows to the rear elevation, radiator.

Downstairs Cloakroom

Suite comprising wc with low level flush, floating wash hand basin with hot and cold tap, radiator, part tiled walls.

First Floor Landing

With access to loft space via loft hatch, double glazed windows to the front elevation, airing cupboard housing the hot water cylinder and immersion switch.

Bedroom One

14'10" x 9'8" (4.53 x 2.97)

Double glazed windows to the rear elevation, radiator, built in wardrobe cupboards with mirrored sliding doors, hanging space and shelving.

Bedroom Two

11'1" x 9'10" (3.38 x 3.00)

Double glazed windows to the rear, radiator, built in wardrobe cupboards with mirrored sliding doors hanging space and shelving.

Bedroom Three

9'10" x 7'5" (3.00 x 2.27)

Double glazed windows to the front elevation with distant views across Bexhill and countryside, radiator.

Bathroom

Suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, panelled bath with chrome controls and chrome wall mounted shower controls and chrome showerhead, tiled walls, radiator, obscured double glazed windows to the front elevation.

Outside**Front Garden**

Driveway providing off road parking for multiple vehicles.

Rear Garden

Mainly laid to lawn with small trees and shrubs of various kinds, patio area suitable for alfresco dining, fenced and enclose to all sides, side access is available.

Garage

With up and over door, glass panelled door to the rear giving access onto the rear garden.

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.



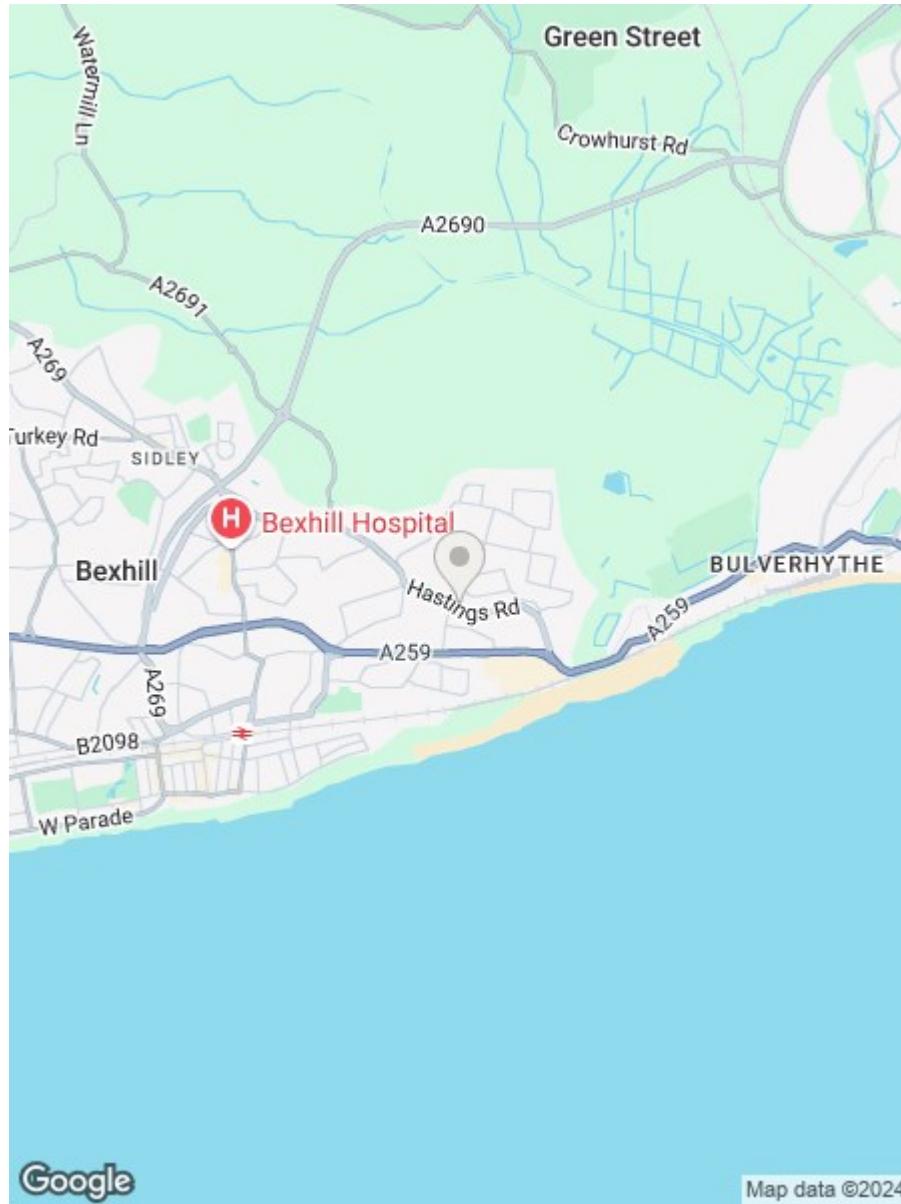
GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.

1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1144 sq.ft. (106.3 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	