

**RUSH
WITT &
WILSON**



**7 Renown Close, Bexhill-On-Sea, East Sussex TN40 2LQ
Price Guide £399,950**

A beautifully presented modern three bedroom detached chalet style house, one ground floor bedroom, separate study, shower room, two first floor bedrooms with bathroom, cul-de-sac location, gas central heating system, versatile accommodation, double glazed windows and doors, single garage, private front and rear gardens, viewing comes highly recommended by RWW Bexhill sole agents. Council Tax Band E.



Entrance Porch

Window and door to the front elevation.

Entrance Hallway

Built in cloaks cupboard, double radiator.

Living Room

18'5" x 12'1" (5.62 x 3.69)

French doors and windows overlook the rear garden, two double radiators, further window to the side elevation, real flame gas coal effect fire set in ornate fireplace.

Kitchen/Breakfast Room

12'11" x 11'1" (3.95 x 3.39)

Window overlooks the rear elevation onto the rear garden, door to side, area for table and chairs, double radiator, built in larder cupboard, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer composite sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, gas hob with extractor canopy and light and oven and grill beneath, tiled splashbacks.

Bedroom Three

11'11" x 10'1" (3.65 x 3.09)

Window to the front elevation, single radiator, built in wardrobe/storage cupboard.

Study

7'4" x 7'3" (2.24 x 2.21)

Single radiator, window to the side elevation.

Shower Room

Suite comprising walk in shower with chrome controls and showerhead, wc with low level flush, pedestal mounted wash hand basin with tiled splashback, obscured glass window to the front elevation, single radiator.

First Floor Landing

Window to the side elevation, velux window to the rear, single radiator, built in linen cupboard.

Bedroom One

14'1" x 12'6" (4.30 x 3.82)

Window to the front elevation, double radiator, built in wardrobe cupboards, door with access to Jack and Jill bathroom.

Bedroom Two

10'9" x 11'2" (3.30 x 3.41)

Window to the front elevation, single radiator.

Jack and Jill Bathroom

Suite comprising panelled bath, wc with low level flush, pedestal mounted wash hand basin, single radiator, tiled splashbacks, velux windows to the rear, door to bedroom one and door to hallway.

Outside**Front Garden**

Designed with low maintenance in mind, neatly kept hedging and pathways to front entrance door and side access, driveway is to the side of the property leading to the single garage.

Single Garage

Electrically operated up and over door, power and light, eaves storage is available, space for tumble dryer and other white goods.

Rear Garden

Mainly laid to lawn with flower and shrub beds, well stocked with mature shrub, plants and flowers of various kinds, greenhouse, timber framed shed, outside water tap.

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
774 sq.ft. (71.9 sq.m.) approx.



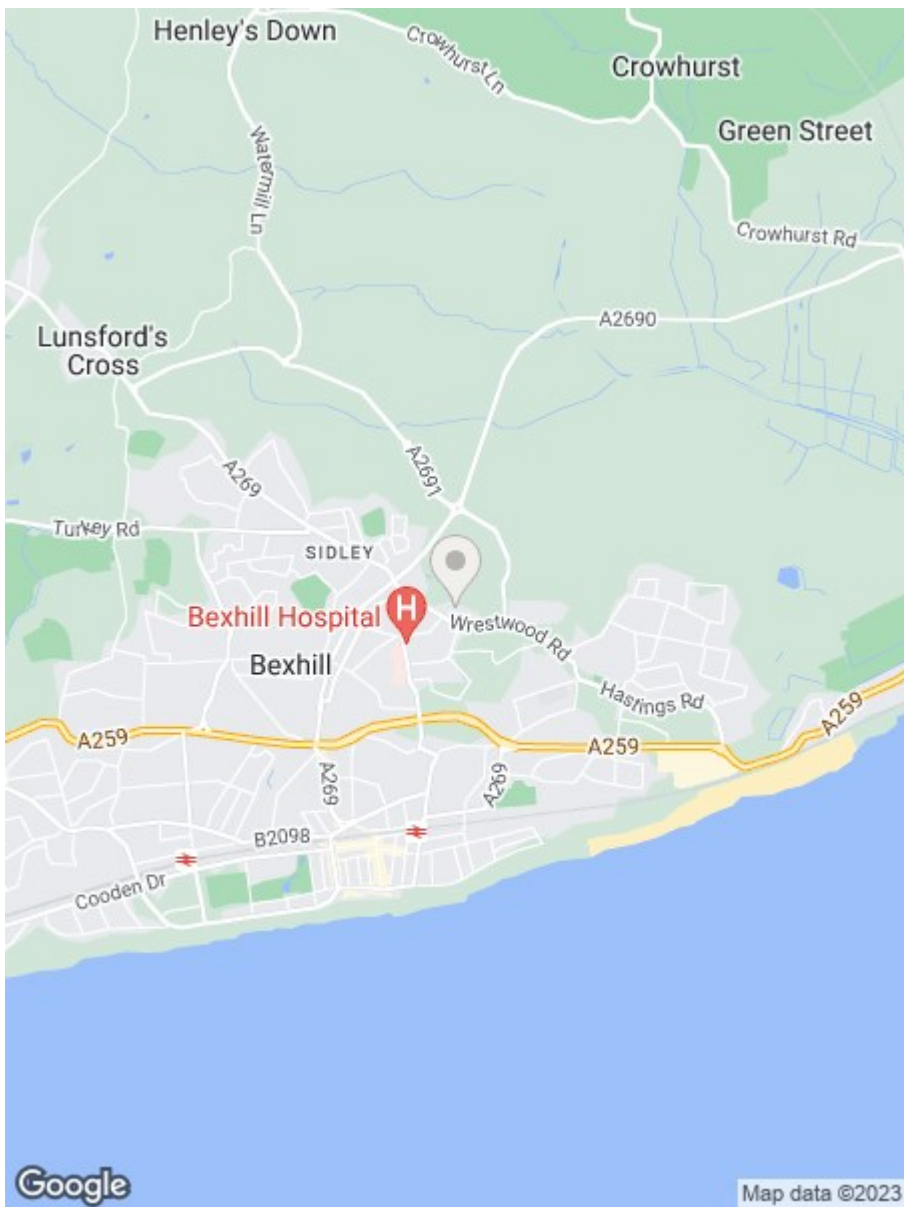
1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.4 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		85
(81-91) B		
(69-80) C	70	
(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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