

**RUSH  
WITT &  
WILSON**



**29 Redgrove Close, Bexhill-On-Sea, East Sussex TN39 5FD  
£395,000**

An opportunity to acquire this exceptionally well presented modern and extended three bedroom semi-detached town house ideally located in this brand new development of north Bexhill. Offering bright and spacious accommodation throughout the property comprises lounge, dining room, extended modern fitted kitchen, three double bedrooms with the master bedroom benefiting from en-suite shower room, family bathroom and ground floor wc. Other internal benefits include gas central heating to radiators, double glazed windows, bespoke furniture and storage cupboards and high quality fixtures and fitting throughout. Externally the property boasts a larger than usual private and secluded south facing rear garden backing onto woodland, with sun patio, artificial grass, raised timber decking areas and barbeque area. To the front of the property there is a blocked paved driveway providing off road parking for multiple vehicles leading to a timber framed carport. Ideally located in this highly sought after modern development which further benefits from recreational facilities and still only a short walk to local amenities. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning family home in this highly popular location. **VENDOR SUITED.**



### **Entrance Porch**

4'10" x 3'9" (1.48 x 1.15)

Modern composite front door with obscure glass panelled window leading to entrance porch, with one radiator, modern electric consumer unit and internal door leading to lounge.

### **Lounge**

14'7" x 11'10" (4.47 x 3.63)

Double glazed window to the front elevation, radiator, under stairs storage cupboard, door leading through to inner hallway.

### **Inner Hallway**

Stairs leading to first floor and access to ground floor wc, tiled floor with under floor heating.

### **Ground Floor WC**

Low level wc, pedestal mounted wash hand basin with tiled splashback, tiled floor with underfloor heating, radiator, extractor fan.

### **Dining Room**

11'4" x 7'7" (3.47 x 2.33)

Radiator, open archway leading through to the kitchen, fitted cupboard housing the gas central heating boiler, bespoke fitted benches for dining table with led lighting, recessed ceiling spotlights, fitted unit with laminate straight edge worktop surface and cupboard units, tiled floor with under floor heating.

### **Kitchen**

11'5" x 9'10" (3.50 x 3)

Double glazed window to the rear elevation overlooking the rear garden, two double glazed Velux window to the rear elevation, radiator, stunning modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, worktop mounted gas hob with fitted stainless steel extractor hood above, integrated dishwasher, integrated wine cooler, composite bowl and half sink with drainer, mixer tap and waste disposal unit, integrated electric oven, integrated microwave, integrated fridge/freezer, large pull out larder style cupboard, part tiled walls, tiled floor with under floor heating and under unit and plinth led lighting.

### **First Floor Landing**

Stair leading to first floor landing, radiator, stairs leading to second floor.

### **Bedroom Two**

11'10" x 10'6" (3.63 x 3.22)

Two double glazed window to the front elevation, radiator, high quality LVT flooring.

### **Bedroom Three**

11'10" x 8'10" (3.62 x 2.71)

Double glazed windows to the rear elevation, overlooking the rear garden, radiator.

### **Family Bathroom**

Radiator, modern white suite comprising low level wc, pedestal mounted wash hand basin with mixer tap, panelled enclosed bath with fitted led sensor lighting, mixer tap and shower attachment, extractor fan, part tiled walls, high quality LVT flooring, fitted bathroom cabinet.

### **Second Floor Landing**

Large storage cupboard, access into the Master bedroom.

### **Master Bedroom**

15'10" x 8'5" (4.84 x 2.57)

Double glazed window to the front elevation, radiator, access to loft space, door leading through to en-suite, designer pendent lights above bedside tables.

### **En-Suite Shower Room**

Double glazed Velux window to the rear elevation, radiator, modern fitted white bathroom suite comprising low level wc with concealed cistern, large walk in shower cubicle with wall mounted shower controls, shower attachment and rain effect showerhead, alcove, bespoke vanity unit with wash hand basin and mixer tap, a range of fitted bespoke storage cupboards all with fitted shelving, cupboard housing plumbing space for washing machine, cupboard housing space for tumble dryer, part tiled walls, electric shaver point, recessed ceiling spotlights, extractor fan, high quality LVT flooring.

### **Outside**

#### **Rear Garden**

Beautifully maintained southerly facing rear garden backing onto woodlands, blocked paved sun patio, the rest of the garden is laid with artificial grass, two raised timber decking areas suitable for alfresco dining, timber garden shed with light and power, decked area with a covered barbeque area

with worktop space, fitted barbeque, fitted shelving and lighting, external lighting, external down lighters, two outside power points, outside tap and rear gate leading through to the carport.

#### **Carport**

Large timber framed carport with outside downlighters, leading out onto the blocked paved driveway providing off road parking for multiple vehicles.

#### **Front Garden**

Low maintenance area decorated with plum slate, pathway leading to the front door, outside downlighters.

#### **Maintenance Charge**

Maintenance charge of £262 p/a for maintenance towards road and communal gardens.

#### **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.





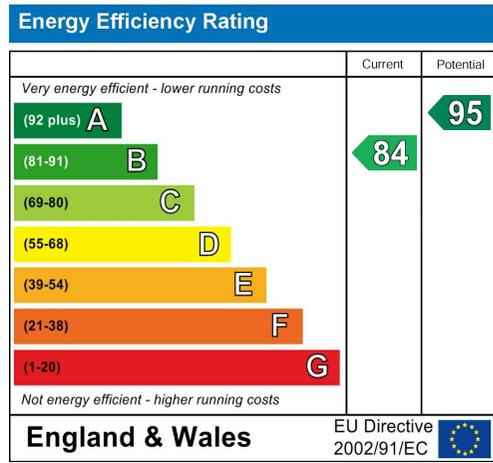
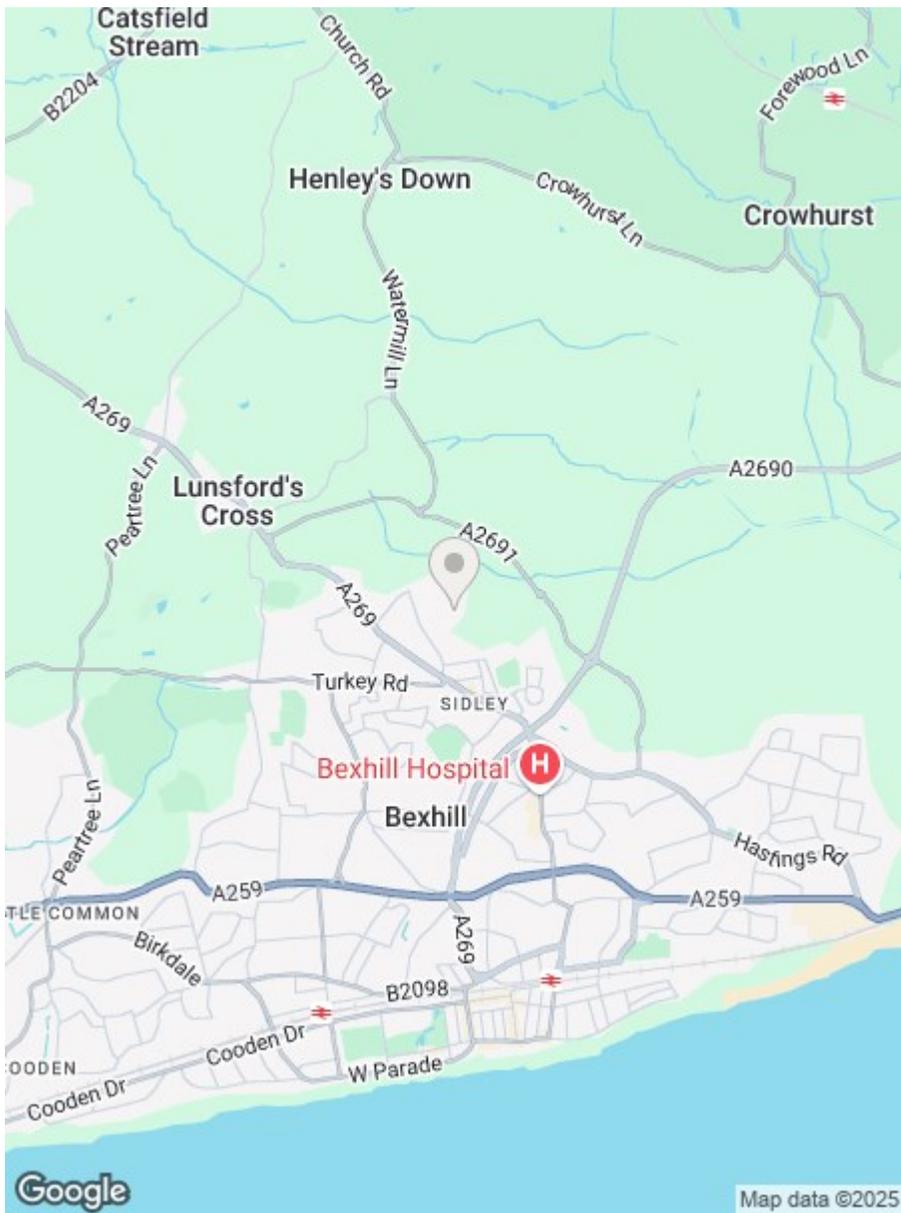
GROUND FLOOR  
APPROX. FLOOR  
AREA 466 SQ.FT.  
(43.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 333 SQ.FT.  
(30.9 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 294 SQ.FT.  
(27.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1093 SQ.FT. (101.5 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  
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**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**