

**RUSH
WITT &
WILSON**



**Plot 13, Clavering Park Clavering Walk, Bexhill-On-Sea, East Sussex TN39 4TW
£474,995 Freehold**

Exclusive New Homes Development- Rush Witt & Wilson are delighted to offer this stylish Bellway Homes. The Coppersmith is a 3-bedroom home with a layout that has been designed to flow beautifully, whilst being flexible for modern family lifestyles. Suited to young families, first-time buyers and couples looking for more living space, it is also ideal for downsizers who regularly have guests come to visit. Its wide entrance hallway beckons you inside, and into the front-facing formal living room which benefits from a useful understairs storage cupboard. Through the living room, the open-plan kitchen, dining and family area is the more relaxed hub of the home, boasting a U-shaped kitchen with a breakfast bar that will delight buyers who love to cook and entertain, and elegant French doors that open onto the rear garden. There is room in the layout for a dining table to seat all the family, and to create a snug area that comfortably brings everyone together. Completing the ground floor level is the cloakroom, which is conveniently located in the entrance hallway. The L-shaped staircase leads you upstairs and to the three bedrooms, two of which are double in size. The first bedroom looks out over the rear garden and benefits from an en-suite shower room, plus a built-in wardrobe. The well-equipped family bathroom serves bedroom 2, and bedroom 3, which is the ideal size for a younger child or occasional guest bedroom, or to be utilised as a home office or hobby room. A storage cupboard, accessed from the landing, is a practical finishing touch to The Coppersmith. The 'Life' collection is a range of homes created to suit the needs of all types of homebuyers. Boasting inventive design features, such as step-free access, wider halls and doorways, and much more, these homes are built to ensure you have everything you need, whatever the future brings.



Disclaimer: All photo's contained in this brochure are for illustrative purposes only and should not be relied upon.

- **Exclusive New Homes Development**
- **En-Suite to Bedroom One**
- **Open-Plan Kitchen/Dining Room**
- **French Doors to Garden**
- **Modern Fitted Kitchen with Glass Splashbacks**
- **Front Facing Living Room**
- **Downstairs Cloakroom**
- **Integrated Oven, Hob, Hood, Fridge Freezer, Dishwasher & Washing Machine**
- **10-Year Warranty & Insurance Protection**
- **Council Tax Band D**

Accommodation

Entrance Hall

Living Room

16'2" x 9'7" (4.95 x 2.94)

Kitchen & Dining Room

18'6" x 10'11" (5.64 x 3.34)

Cloakroom

First Floor Landing

Bedroom One

13'7" x 10'9" (4.15 x 3.30)

En-Suite

Bedroom Two

11'4" x 7'11" (3.46 x 2.43)

Bedroom Three

10'2" x 9'2" (3.11 x 2.81)

Bathroom

Outside

Front Garden

Rear Garden

Garage

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. Council Tax Band – D. A property may be subject to restrictive covenants and a copy of the title documents are available for inspection. If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

A REPUTATION YOU CAN RELY ON

Over 75 years of great homes and great service

When it comes to buying your new home it is reassuring to know that you are dealing with one of the most successful companies in the country, with a reputation built on designing and creating fine houses and apartments nationwide backed up with one of the industry's best after-care services.

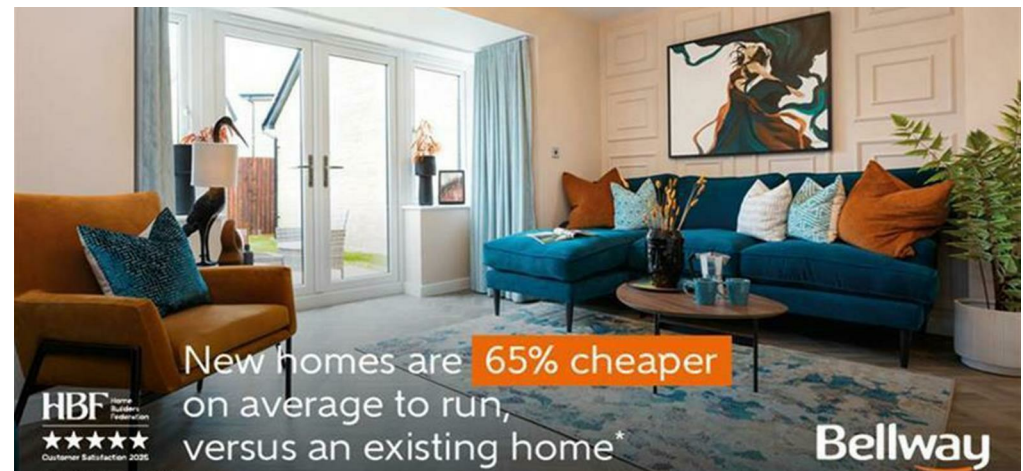
In 1946 John and Russell Bell, newly demobbed, joined their father John T. Bell in a small family owned housebuilding business in Newcastle upon Tyne. From the very beginning John T. Bell & Sons, as the new company was called, were determined to break the mould. In the early 1950s Kenneth Bell joined his brothers in the company and new approaches to design layout and finishes were developed. In 1963 John T. Bell & Sons became part of the public corporate scene and the name Bellway evolved.

Continuing growth

Today Bellway is one of Britain's largest house building companies and is continuing to grow throughout the country. Since its formation, Bellway has built and sold over 100,000 homes catering for first time buyers to more seasoned home buyers and their families. The Group's rapid growth has turned Bellway into a multi-million pound company, employing over 2,000 people directly and many more sub-contractors. From its original base in Newcastle upon Tyne the Group has expanded in to all regions of the country and is now poised for further growth.

Our homes are designed, built and marketed by local teams operating from regional offices managed and staffed by local people. This allows the company to stay close to its customers and take key decisions about design, build, materials, planning and marketing in response to local and not national demands. A simple point, but one which we believe distinguishes Bellway.

10 Years NHBC Warranty







About the Development

Clavering Park is a collection of 2, 3 and 4-bedroom homes situated in Bexhill-on-Sea, East Sussex. This attractive development boasts a range of energy-efficient homes with a garage or parking space for every plot, alongside landscaping to the front of all homes.

The site is particularly suited to families and first-time buyers, offering strong transport connections and picturesque public spaces. The surrounding area is also home to a range of leisure facilities, excellent shopping opportunities, and well-regarded schools.

Register your interest of our properties in Bexhill today!

Why Buy With Bellway?

At Bellway we have always built attractive and desirable new homes. That's why we've become one of the five largest builders in Britain. But now there's even more reason to choose a Bellway home.

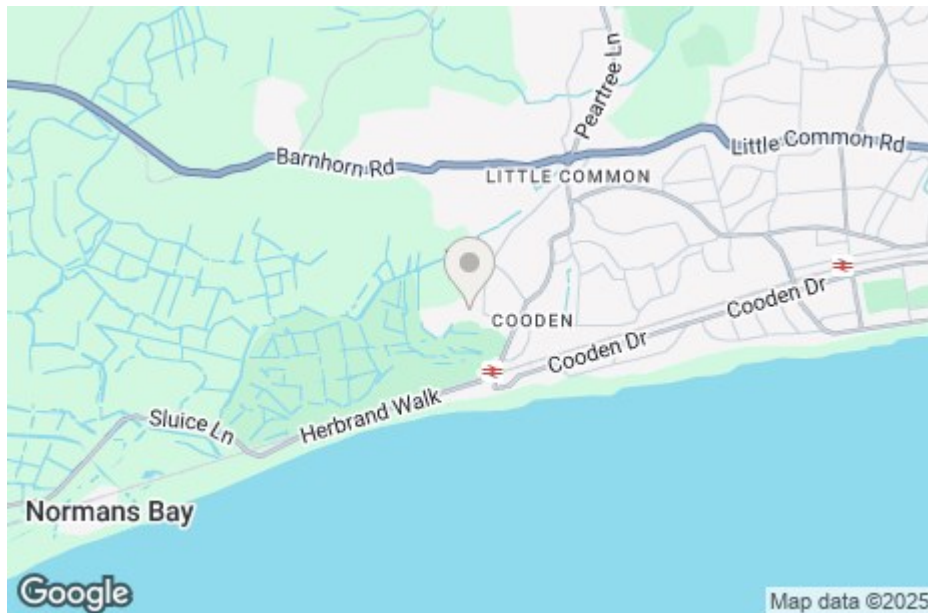
To make the whole process of selling and buying easier, we've put together a range of services to make your move as hassle free as possible.

Express Mover

"We have a home to sell"

Our Intermediate Management Agent will work with a local estate agent to market your home at an agreed price.

You could soon be moving into your new dream home, start your journey with us today.





- The Saddler
Plot 22
- The Coiner^{Life}
Plots 21, 24, 33 & 34

3 Bedroom Homes

- The Coppersmith^{Life}
Plots 3, 12, 13, 45, 46, 53, 54, 57, 58 & 70
- The Fuller^{Life}
Plots 4, 8, 32, 37, 40, 65, 66 & 69
- The Blemmere^{Life}
Plot 20

4 Bedroom Homes

- The Philosopher^{Life}
Plots 1, 6, 11, 25, 35 & 44
- The Falconer
Plots 5, 7, 14, 27 & 52
- The Minster
Plots 26 & 36
- The Durley
Plots 62 & 64

5 Bedroom Homes

- The Napier
Plots 59, 61 & 63
- The Sandbank
Plot 60

2-4 Bedroom Homes

- Shared Ownership

Key to plan

- v Visitor parking
- u Unallocated parking
- bcp Bin collection point
- LEAP Local equipped Area for Play

**RUSH
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Lettings & Property Management**



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