

RUSH  
WITT &  
WILSON



**1 Spring Close, Bexhill-On-Sea, East Sussex TN39 5EU**  
**£335,000**

A beautifully presented modern three bedroom, semi-detached house, situated in this popular new development. Offering bright and spacious accommodation throughout the property comprises living room, modern fitted kitchen/breakfast room, three double bedrooms, the master benefiting from an en-suite and additional modern family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts private front and rear gardens and off road parking for multiple vehicles.

Viewing comes highly recommended by RWW sole agents. Council Tax Band C.



### **Entrance Hallway**

With obscured glass panelled entrance door, stairs leading to first floor, under stairs storage cupboard, radiator.

### **Living Room**

16'4" x 10'2" (5.00 x 3.10)

Double glazed windows and double glazed glass panelled French doors overlooking and giving access onto the rear garden, double radiator.

### **Kitchen/Breakfast Room**

11'4" x 9'7" (3.47 x 2.93)

Modern 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 cooker with four ring gas hob and extractor canopy above, space for freestanding American style fridge/freezer, space and plumbing for washing machine, radiator, double glazed windows to the front elevation.

### **Downstairs Cloakroom**

Modern suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, radiator, obscured double glazed windows to the rear elevation.

### **First Floor Landing**

With access to the roof space via loft hatch, large linen cupboard with shelving.

### **Bedroom One**

15'8" x 10'2" (4.80 x 3.10)

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

### **En-Suite**

Modern suite Comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, heated towel rail, part tiled walls.

### **Bedroom Two**

9'10" x 9'7" (3.00 x 2.94)

Double glazed windows to the front elevation overlooking parks and across to open fields, radiator.

### **Bedroom Three**

10'11" x 6'6" (3.35 x 2.00)

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

### **Bathroom**

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

### **Outside**

#### **Front Garden**

Driveway providing off road parking for multiple vehicles, area of lawn.

#### **Rear Garden**

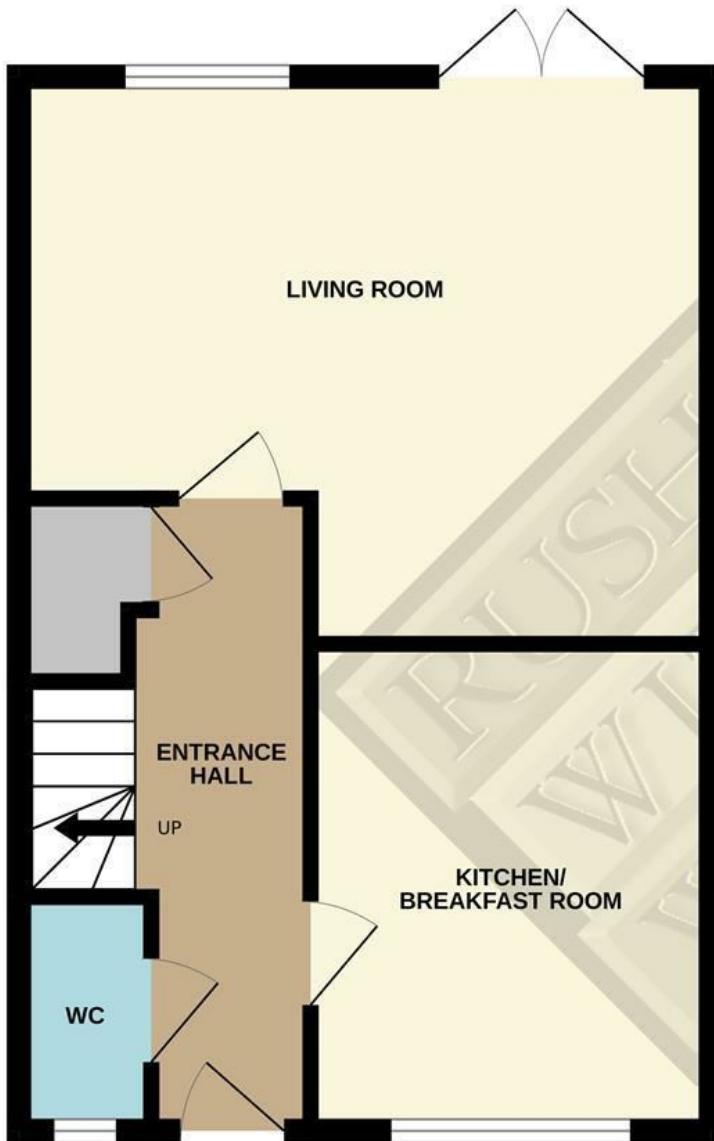
Mainly laid to lawn with patio areas, raised decking areas suitable for alfresco dining, enclosed to both sides with fencing, side access is available.

#### **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  
424 sq.ft. (39.4 sq.m.) approx.



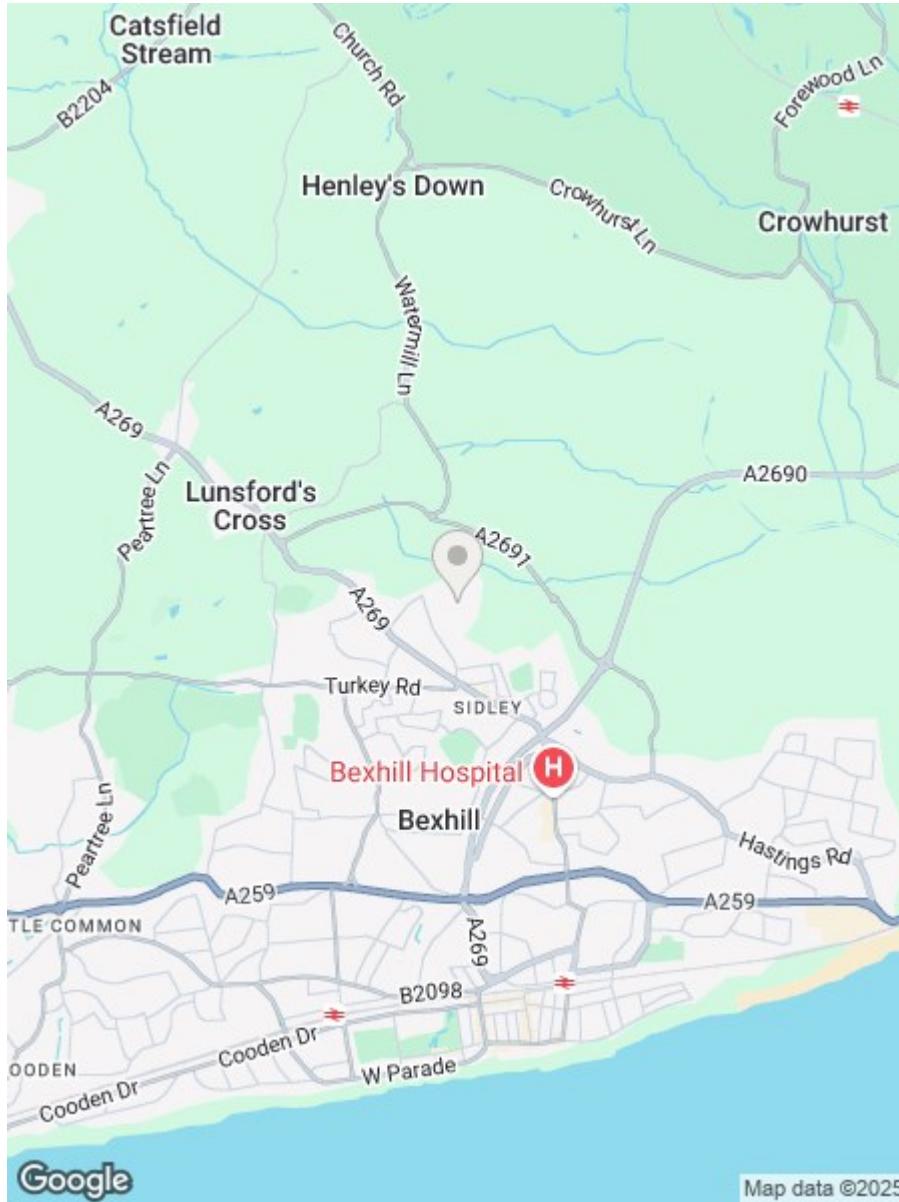
1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 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		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC