

**RUSH
WITT &
WILSON**



7 Gwyneth Grove, Bexhill-On-Sea, East Sussex TN40 2SZ
£299,950

Rush, Witt and Wilson are delighted to welcome to the market this exceptionally well presented four bedroom semi detached house, ideally located in this quiet and sought after residential location. Offering bright and spacious accommodation throughout the property comprises spacious lounge/diner, modern fitted kitchen with built in appliances, bedroom/office and wc all to the ground floor, whilst to the first floor there are three bedrooms and a family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers a low maintenance westerly facing rear garden backing onto protected woodland, front garden and driveway providing off road parking. Conveniently situated within easy access to local amenities, main route bus stops, countryside, woodlands and the Coombe Valley Nature Reserve. Viewing comes highly recommended by RWW Bexhill to appreciate this well presented family home in this popular location.



Entrance Hallway

Obscured glass panelled UPVC front door leading to hallway with radiator, stairs leading to first floor, large storage cupboard with hanging space and shelving.

Ground Floor WC

Low level wc, all mounted wash hand basin with tiled splashback, extractor fan.

Kitchen

11'9" x 8'1" (3.60 x 2.47)
Double aspect, double glazed windows to the front and side elevations, modern fitted white gloss kitchen comprising a range of matching wall and base level units with laminate straight edge worktop surfaces, space for freestanding fridge/freezer, integrated electric oven, worktop mounted five ring gas burner hob with modern fitted extractor hood above and glass splashback, integrated slimline dishwasher, stainless steel bowl and half sink with drainer and mixer tap, cupboard housing gas central heating boiler and plumbing space for washing machine, recessed ceiling spotlights.

Lounge/Diner

19'7" x 11'8" (5.97 x 3.56)
Double glazed sliding patio doors to the rear elevation giving access and views onto the rear garden, radiator.

Ground Floor Bedroom/Study

14'8" x 7'0" (4.48 x 2.14)
Double glazed window to the front elevation, radiator, fitted services cupboard housing the gas meter and the modern electric consumer unit, recessed ceiling spotlights.

First Floor Landing

Access to loft space, large storage/linen cupboard offering ample storage with slatted shelving.

Bedroom One

12'0" x 10'1" (3.66 x 3.09)
Double glazed window to the rear elevation with views across woodlands, radiator.

Bedroom Two

12'0" x 9'3" (3.67 x 2.82)
Double glazed window to the rear elevation overlooking the woodlands, radiator.

Bedroom Three

9'3" x 8'8" (2.82 x 2.66)
Double glazed window to the front elevation, radiator, fitted wardrobe with hanging space and shelving.

Family Bathroom

Obscured double glazed window to the front elevation, heated chrome towel rail, white bathroom suite comprising low level wc, panelled enclosed bath with mixer tap, wall mounted shower controls, shower attachment and rain effect showerhead, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, electric shaver point, part tiled walls, tiled floor.

Externals

Rear Garden

Westerly facing rear garden backing onto protected woodlands, raised patio area with the rest of the garden being mainly laid to lawn, boarded by closed board fencing, door giving access into the lean to.

Lean To

11'8" x 2'9" (3.56 x 0.84)
To the side of the property providing covered walk way space from the front to the back, with secure gated access.

Front Garden

Mainly laid to lawn with mature shrub, driveway providing off road, external lighting and outside 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 ₂) 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	

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