

**RUSH
WITT &
WILSON**



**4 Mill Wood Road, Bexhill-On-Sea, East Sussex TN39 5DG
£337,500**

A stunning three bedroom semi-detached house, presented to an exceptional standard by the current vendors, modern kitchen/breakfast room, gas central heating system, double glaze windows and doors, downstairs cloakroom, modern bathroom, uPVC conservatory, solarium with Jacuzzi, extensive off road parking on bricked paved hard-standing and driveway, garage, NO ONWARD CHAIN, viewing comes highly recommended by RWW sole agents.



Entrance Hallway

With entrance door, double radiator, under stairs storage area.

Cloakroom

WC with low level flush, plumbing for washing machine, new gas central heating and domestic hot water boiler, half height wall tiling, obscure glass window overlooks the front elevation, tiled floor.

Living Room

13'3 x 11'7 (4.04m x 3.53m)

Window overlooks the front elevation, double radiator, beautiful ornate fireplace with real flame gas coal effect fire.

Kitchen/Breakfast Room

17'8 x 9'8 (5.38m x 2.95m)

Modern kitchen comprising a range of handle-less cream base and wall units with high gloss finish, zenith compact worktops, inset sink with mixer tap, integrated dishwasher, space for fridge/freezer, integrated oven and grill with integrated microwave oven above, induction hob, breakfast bar area, window to the rear elevation, double radiator, area for table and chairs, large walk in storage cupboard with shelving.

uPVC Conservatory

13'1 x 10'3 (3.99m x 3.12m)

Double radiator, windows to both the side and rear elevation overlooking the rear garden blinds, door to side, glass vaulted ceiling with blinds.

First Floor Landing

Access to roof space, built in airing cupboard with hot water cylinder and slatted shelving.

Bedroom One

11'7 x 13'4 (3.53m x 4.06m)

Window overlooks the rear elevation with stunning countryside views, double radiator.

Bedroom Two

11'8 x 13'1 (3.56m x 3.99m)

Window overlooks the front elevation, double radiator.

Bedroom Three

8'9 x 8'9 (2.67m x 2.67m)

Window to the front elevation, double radiator.

Bathroom

Modern suite comprising walk in shower with glass screen, aqua splashbacks, wall mounted electric shower unit, controls and showerhead, wc with low level flush, pedestal wash hand basin, double radiator, tiled walls, obscured glass window overlooks the rear elevation.

Outside

Front Garden

Predominantly bricked laid for off road parking, enclosed with fencing to one side, bricked paved driveway extends to the side of the property, offering excellent off road parking space to the garage which is situated at the rear of the property,

Rear Garden

Beautiful landscaped and arranged, mainly laid to lawn with stunning roses, shrubs, plants and trees of various kinds, including fruit trees, beautiful well stocked flowerbeds, outside water tap, countryside views, outside power, patio area foe alfresco dining, greenhouse, outside lighting, small additional astro-turf area, all enclosed with fencing to all sides.

Garage

With personal door to side, door to front, power and light, connected to the jacuzzi solarium.

Jacuzzi Solarium

9'9 x 7'9 (2.97m x 2.36m)

Double glazed construction, French doors lead out onto a seating area, large jacuzzi, power and light, personal door to side.

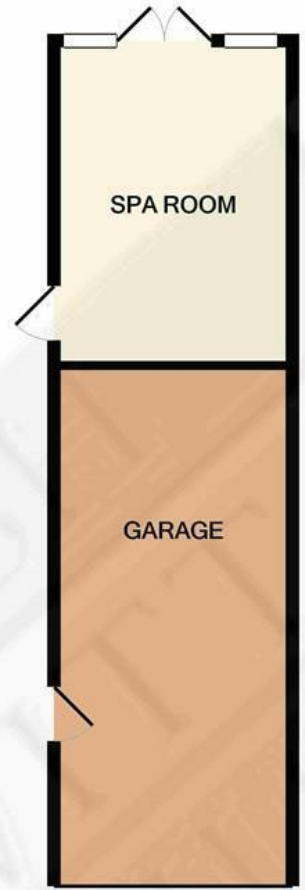
Agents Note

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.

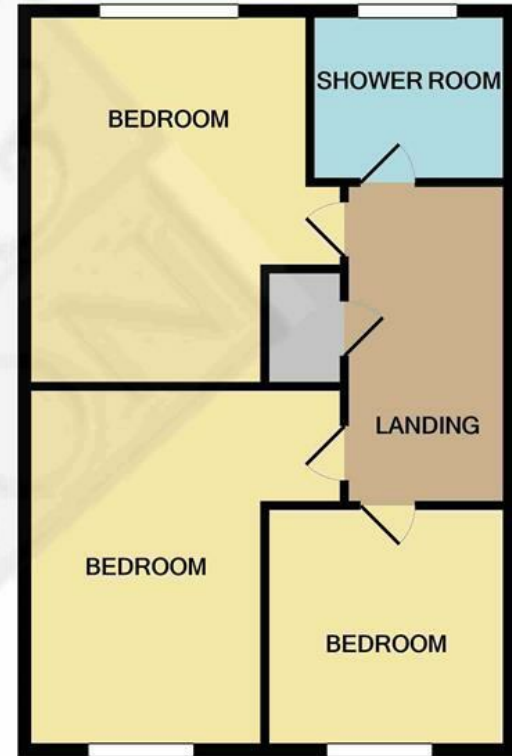




GROUND FLOOR
APPROX. FLOOR
AREA 609 SQ.FT.
(56.6 SQ.M.)



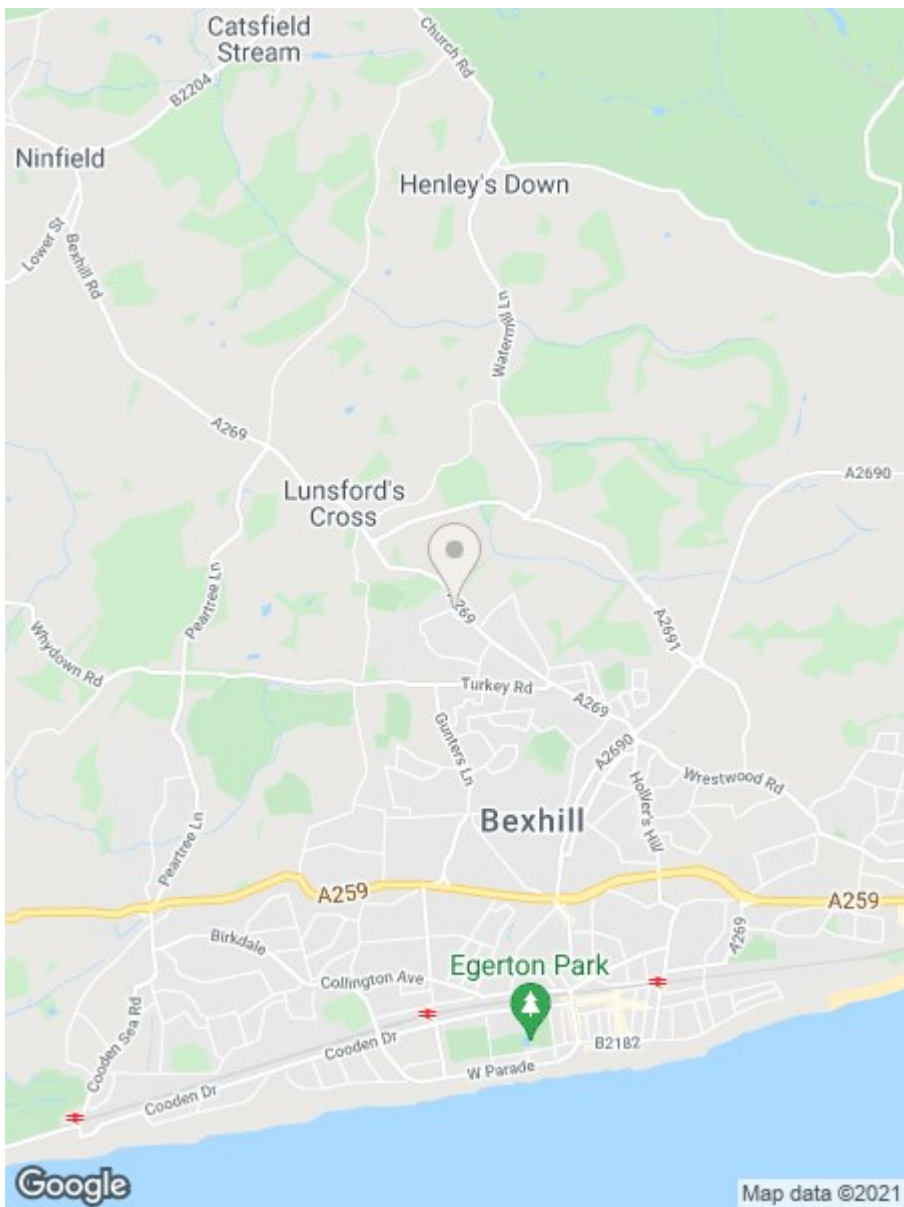
DETACHED GARAGE
APPROX. FLOOR
AREA 266 SQ.FT.
(24.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 473 SQ.FT.
(44.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1349 SQ.FT. (125.3 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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