

**RUSH  
WITT &  
WILSON**



**20 Mistley Close, Bexhill-On-Sea, East Sussex TN40 2TD  
£249,000**

**A beautifully presented two bedroom mid-terrace house with gas central heating system, double glazed windows and doors, Upvc conservatory, modern kitchen and bathroom, allocated parking space, cul-de-sac location, private front & rear gardens. Viewing comes highly recommended by RWW.**



**Entrance Porch**

With entrance door, storage cupboard to side, obscured glass window overlooks the front southerly elevation.

**Living Room**

15'5 x 12'3 (4.70m x 3.73m)

Double radiator, window overlooks the front elevation.

**Kitchen**

12'2 x 7'5 (3.71m x 2.26m)

Window to the rear elevation, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer enamel sink unit with stainless steel sink and mixer tap, plumbing for washing machine, glass hob with vertical extractor canopy and light finished in black glass, oven with grill with integrated microwave grill, space for fridge and space for freezer, tiled splashbacks, concealed lighting, door leads out to conservatory.

**Conservatory**

9'7 x 8'2 (2.92m x 2.49m)

uPVC double glazed construction, overlooking the rear elevation over the rear garden with French doors, space for tumble dryer and additional white goods if required.

**First Floor Landing**

Double radiator, access to roof space.

**Bedroom One**

12'4 x 7'9 (3.76m x 2.36m)

Window to the front elevation, double radiator, fitted wardrobe cupboards with mirrored fronted sliding doors.

**Bedroom Two**

12'4 x 7'1 (3.76m x 2.16m)

Window to the rear elevation, double radiator, built in wardrobe cupboard.

**Bathroom**

Modern suite comprising double ended bath with hand/shower attachment and shower fixing, wc with low level flush, wall mounted wash hand basin, chrome heated towel rail, tiled walls.

**Outside****Front Garden**

Southerly facing, predominantly patioed for low maintenance, timber framed bin store, outside water tap.

**Rear Garden**

Landscaped with patio areas for alfresco dining, small lawned area, timber framed store, all enclosed with fencing to all sides offering privacy and seclusion, additional chipped stoned patio area to the rear.

**Allocated Parking Space**

Situated to the front of property.

**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.



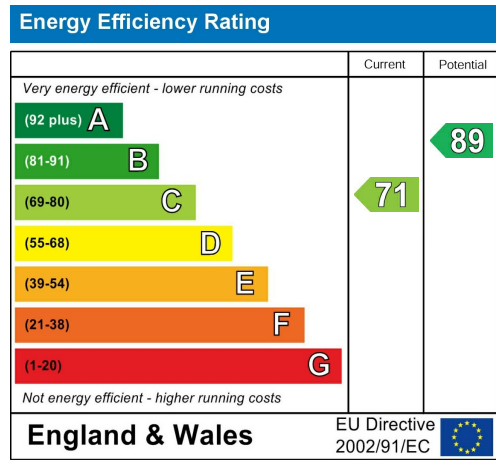


GROUND FLOOR  
 APPROX. FLOOR  
 AREA 372 SQ.FT.  
 (34.6 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 267 SQ.FT.  
 (24.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 639 SQ.FT. (59.4 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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