

RUSH  
WITT &  
WILSON



**69 Galley Hill View, Bexhill-On-Sea, East Sussex TN40 1SX**  
**£299,950**

**Beautifully presented spacious three bedroom modern semi-detached house with beautiful kitchen/breakfast room, living room, downstairs cloakroom/wc and to the first floor there are three bedrooms and a family bathroom. Other benefits include gas central heating system, double glazed windows and doors and solar panel energy. Outside the property there are private front and westerly facing rear gardens and off road parking for two vehicles. The property is being sold with vacant possession. Viewings comes highly recommended by Rush Witt & Wilson.**



**Entrance Hall**

Entrance door, double radiator.

**Living Room**

14'11" x 11'7" (4.56m x 3.54m )

Double radiator, window to the front elevation.

**Kitchen/Breakfast Room**

15'0" x 10'2" (4.59m x 3.11m )

Window to the rear elevation and fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and a half bowl single drainer sink unit with mixer tap, plumbing for washing machine, plumbing for dishwasher, gas hob with extractor canopy and light, brush stainless steel splashback, integrated oven and grill, double radiator, large understairs storage cupboard.

**Rear Lobby**

Single radiator, door leading out to rear garden.

**Cloakroom/WC**

WC with low level flush, pedestal wash hand basin with tiled splashback, single radiator.

**First Floor****Landing**

Access to the roof space with a drop down ladder, part boarded loft.

**Bedroom One**

15'2" x 9'3" (4.64m x 2.84m )

Two windows to the front elevation, double radiator, built in wardrobe.

**Bedroom Two**

14'0" x 7'9" (4.29m x 2.38m )

Window to the rear elevation, single radiator.

**Bedroom Three**

12'1" x 7'2" (3.7m x 2.20m )

Window to the rear elevation, single radiator.

**Bathroom**

Suite comprising panelled bath with hand shower attachment, fixed rainfall showerhead, chrome controls, shower screen, WC with low level flush, pedestal wash hand basin, heated chrome towel rail.

**Outside****Front Garden**

Two off road parking spaces on brick paved hardstanding and small hedging to one side.

**Rear Garden**

Westerly facing with timber framed shed and enclosed with fencing to all sides, side access, patio area for alfresco dining and astro turfed sections for low maintenance.

**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.

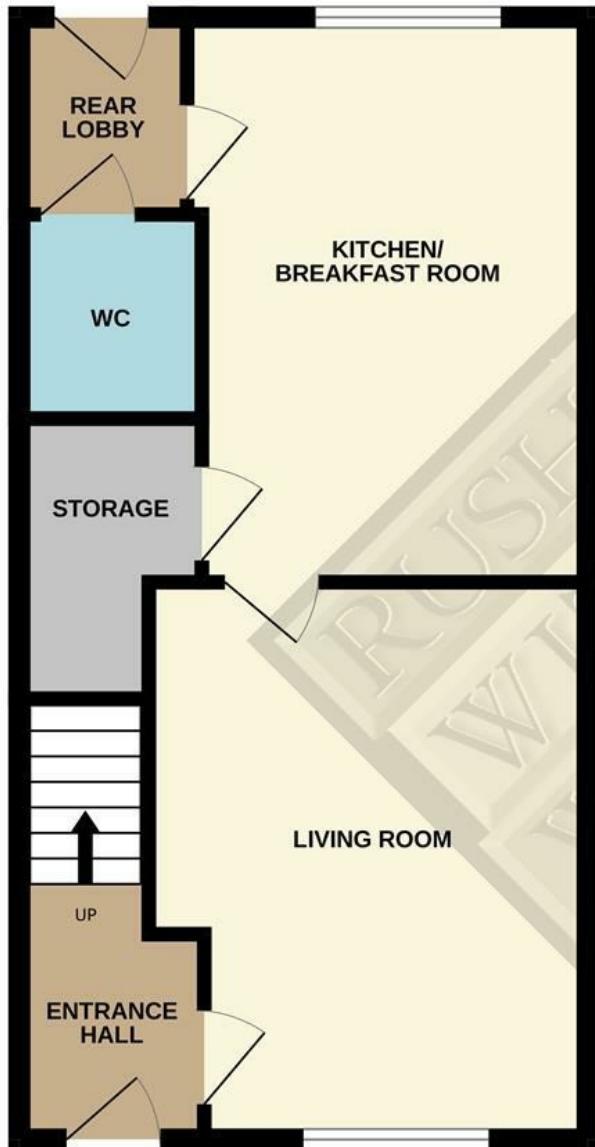
**Council Tax Band – C**

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

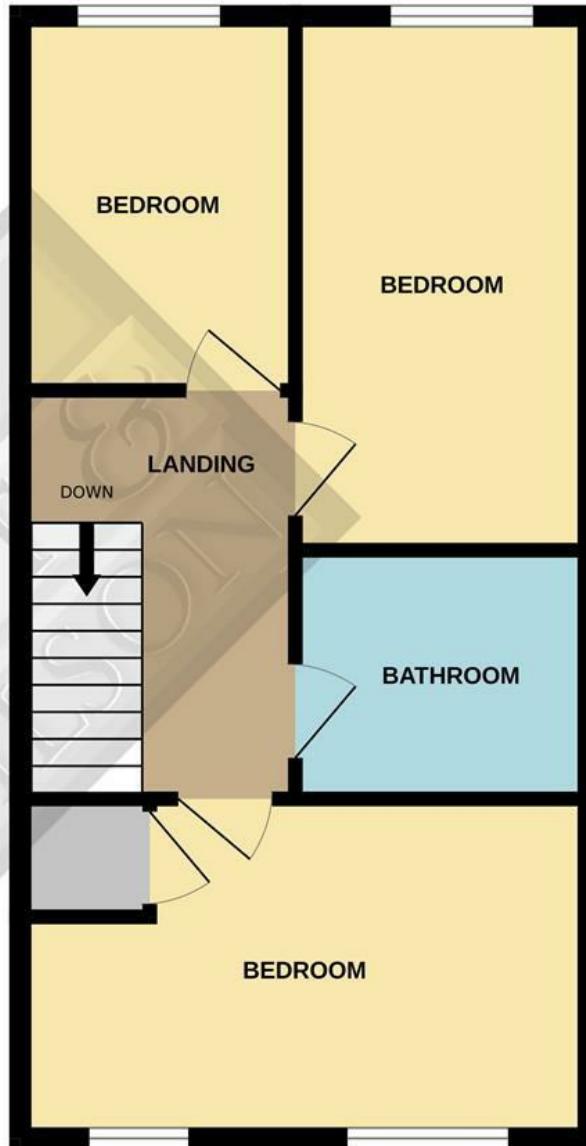
If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



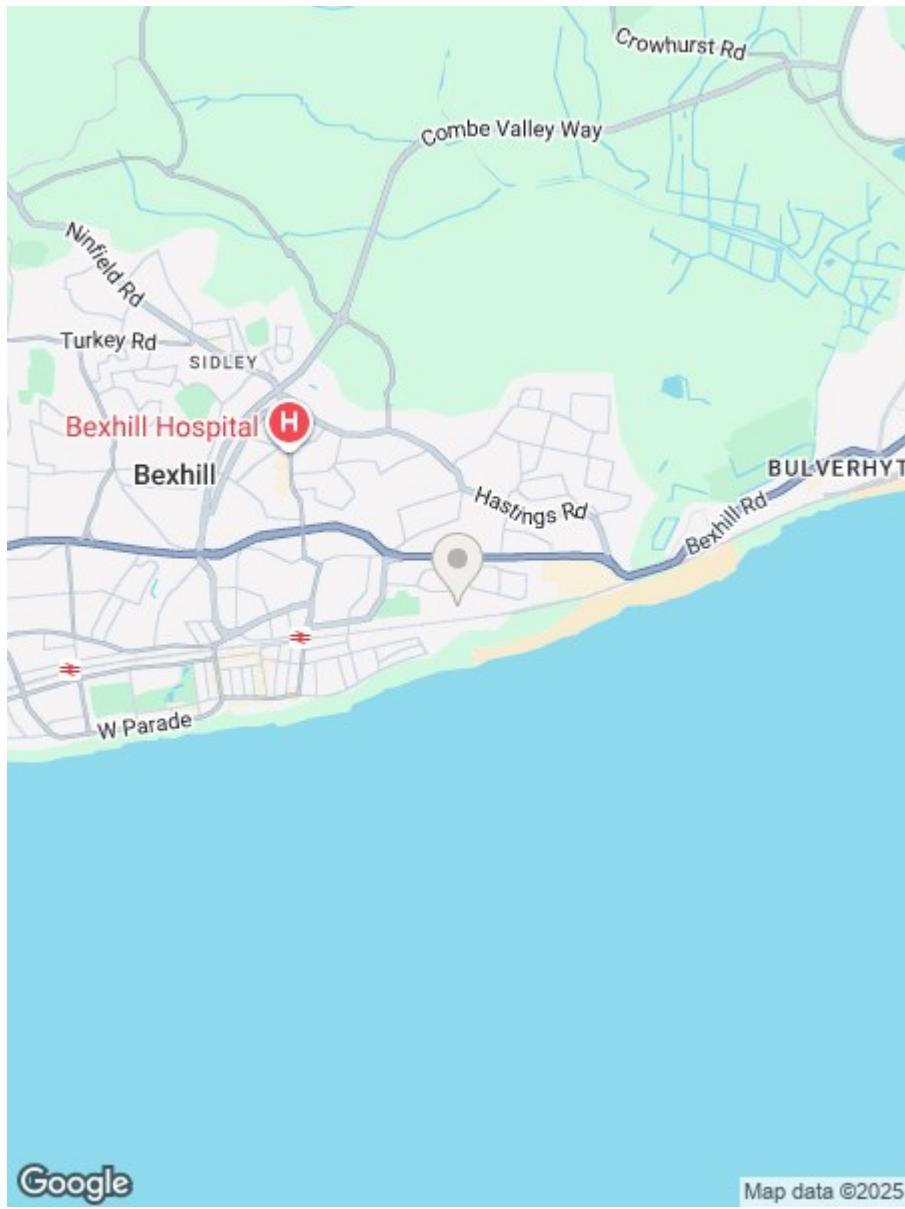
1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 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		
(81-91) B	82	83
(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	