

**RUSH
WITT &
WILSON**



**2 Kings Close, Bexhill-On-Sea, East Sussex TN40 1QT
£625,000**

A beautiful spacious four double bedroom detached family house situated conveniently close to Bexhill town centre with its excellent range of shopping facilities, services, seafront promenade and mainline rail station to London. This beautiful property comprises entrance porch, two bright reception rooms, modern kitchen/breakfast room, downstairs cloakroom, four first floor bedrooms and bathroom, comfort features include gas central heating system with new boiler, double glazed windows and doors, integral garage, stunning private front and rear gardens, viewing comes highly recommended by RWW sole agents. Council Tax Band E.



Entrance Porch

With entrance door.

Entrance Hallway

With door to garage, single radiator.

Cloakroom

WC with low level flush, corner wash hand basin, wall panelling, circular window to the front elevation, plumbing for washing machine.

Living Room

18'3" x 12'6" (5.57 x 3.82)

Double radiator, beautiful ornate fireplace with real flame gas coal effect fire, windows and doors lead out to the rear garden.

Dining Room

11'11" x 15'2" (3.64 x 4.63)

Bay window overlooks the front elevation, two double radiators, ornate fireplace.

Kitchen/Breakfast Room

14'0" x 9'6" (4.29 x 2.91)

Door to side, windows overlook the rear elevation, fitted kitchen comprising a range of base and wall units with laminate roll edge worktop, single drainer sink unit with mixer tap, plumbing for washing machine, space for fridge or freezer, double radiator, Rangemaster cooker with gas hob and ovens, matching extractor canopy and lights, tiled splashbacks, concealed lighting.

First Floor Landing

Window to the front elevation with sea views, built in airing cupboard with slated shelving, access to roof space.

Bedroom One

13'11" x 13'9" (4.26 x 4.20)

Bay window to the front southerly elevation with sea views, single radiator.

Bedroom Two

15'3" x 11'10" (4.66 x 3.63)

Bay window to the front elevation with sea views, double radiator.

Bedroom Three

15'8" x 13'2" (4.79 x 4.03)

Window to the rear elevation, double radiator.

Bedroom Four

11'6" x 9'5" (3.53 x 2.88)

Window to the rear elevation, single radiator.

Bathroom

Suite comprising panelled bath with ornate hand/shower attachment, fixed showerhead with chrome controls and folding glass screen, heated towel rail, single radiator, pedestal mounted wash hand basin, half height wall tiling, window to the rear elevation.

Separate WC

WC with low level flush, obscured glass window to the side elevation.

Outside**Front Garden**

Mainly laid to lawn with beautiful mature shrubbery, plants and trees of various kinds, all enclosed with fencing and established hedging, off road parking is available for several vehicles at the front of the property.

Rear Garden

A particular feature to the property with a stunning array of plants, shrubs and trees of various kinds, private and secluded, large lawned area, summerhouse with power and light, timber framed potting shed, patio areas for alfresco dining, raised decked area, ornamental fishpond with covered seating area. all enclosed with fencing to all sides, additional seating areas are to be found as you explore this beautiful garden, outside water tap.

Garage

With up and over door, power and light, obscured glass window to the side elevation, door leads into the hallway, space for white goods, recently fitted gas central heating and domestic hot water boiler.

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
815 sq.ft. (75.7 sq.m.) approx.



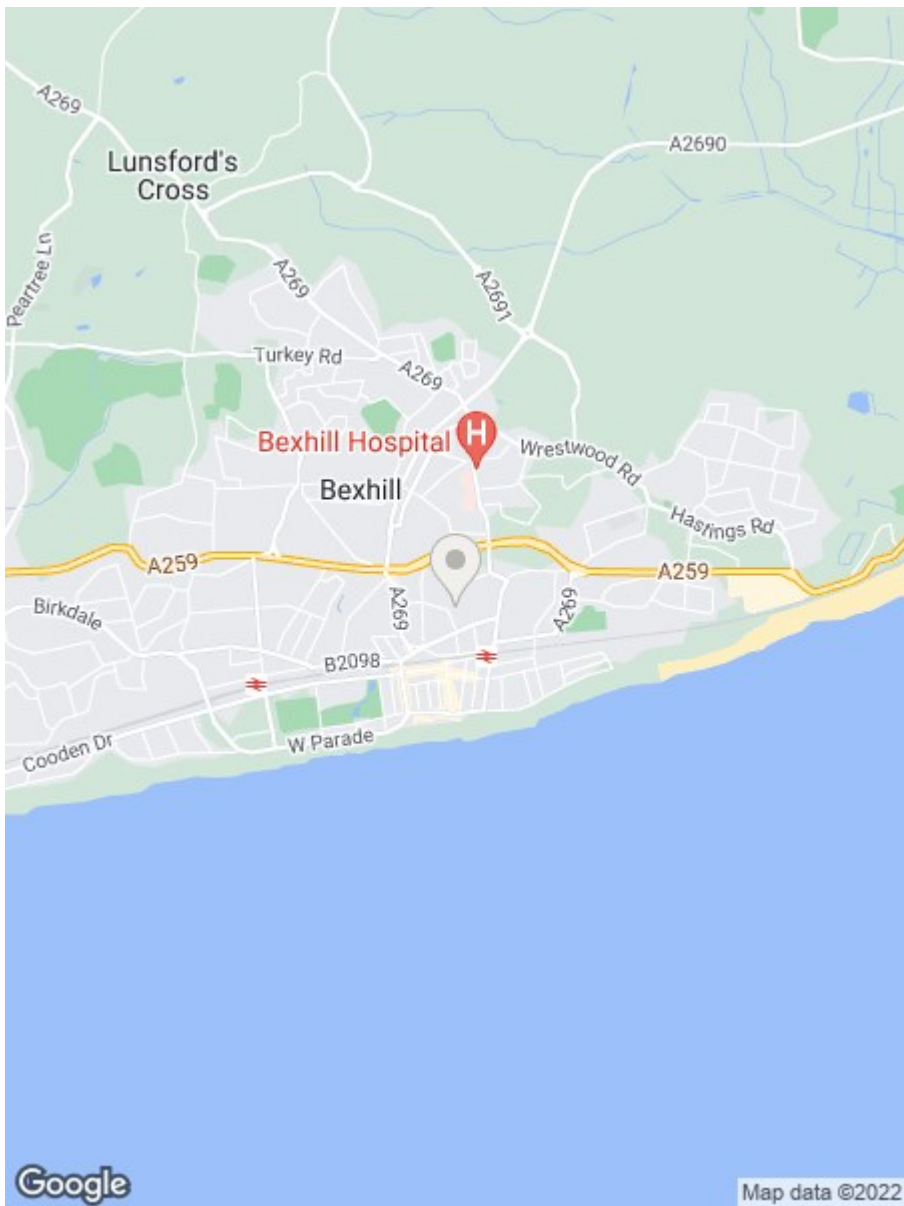
1ST FLOOR
837 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 1652 sq.ft. (153.5 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
<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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