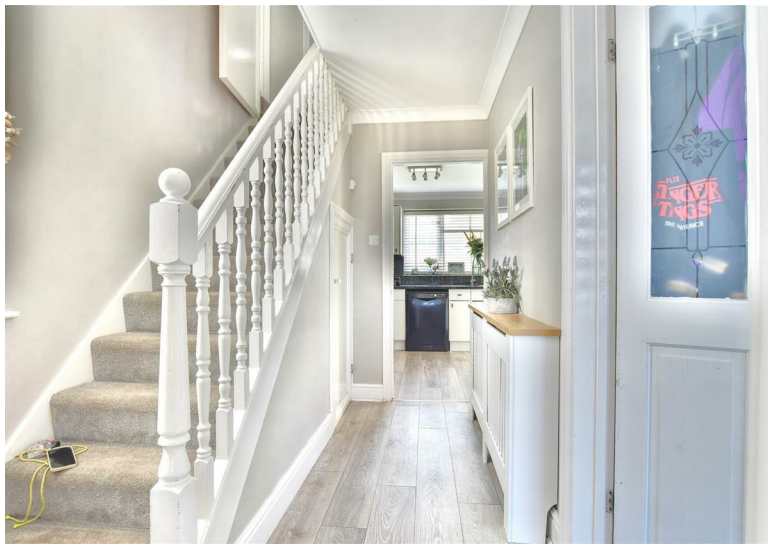
RUSH WITT & WILSON

9 Lesley Close, Bexhill-On-Sea, East Sussex TN40 2RF

£399,950

A stunning four/ five bedroom semi-detached house, extensively modernised and refurbished to a high standard by the current vendors, two/three reception rooms, utility room, beautiful kitchen/ breakfast room, downstairs cloakroom, gas central heating system, double glazed windows and doors, private front and west facing rear garden, extensive off road parking to the front, single garage with electrically operated roller door, quiet cul-de-sac location. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents. Council Tax Band C.



Entrance Door
With window to side elevation, covered radiator, understairs storage cupboard, covered porch.

Living Room
14'10" x 13'5" (4.53m x 4.10m)
Window to rear elevation, door to side, covered radiator.

Dining Room
10'4" x 8'2" (3.17m x 2.50m)
Door to the rear garden.

Cloakroom
WC with low level flush, wall mounted wash hand basin, window to the side elevation.

Kitchen/Breakfast Room
18'1" x 9'10" (5.52m x 3m)
Patio doors to the rear garden, window looks out to the westerly elevation. Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single circular bowl sink unit with mixer tap and circular drainer, space for American style fridge/freezer and breakfast bar, area for a tale and chairs, covered radiator, space for Range style cooker, brushed stainless steel extractor canopy with light and tiled splashbacks.

Utility Room
18'0" x 8'5" (5.5m x 2.58m)
Which has been converted into a utility room and can be converted back if required. Electrically operated roller door, base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, plumbing washing machine, space for tumble dryer, skylight.

Bedroom Three/ Reception Room Three
12'7" x 11'1" (3.86m x 3.40m)
Window to the front elevation, covered radiator, ornate fireplace.

First Floor Landing
Access to roof space, built-in linen cupboards.

Bedroom One
12'11" x 12'9" (3.94m x 3.91m)
Window to the front elevation, double radiator.

Bedroom Five
8'2" x 7'0" (2.49m x 2.14m)
Window to the front and side elevations, double radiator.

Bedroom Two
18'1" x 11'0" (5.53m x 3.36m)
Window to rear and side elevation, built-in wardrobe cupboard.

Bedroom Four
9'7" x 9'2" (2.93m x 2.81m)
Window to rear elevation, double radiator.

Bathroom
Shower bath with shower screen, fixed rain fall shower head and hand shower attachment, wc with low level flush, wall mounted wash hand basin, tiled splash back, heated chrome towel rail, obscured glass window to the rear elevation.

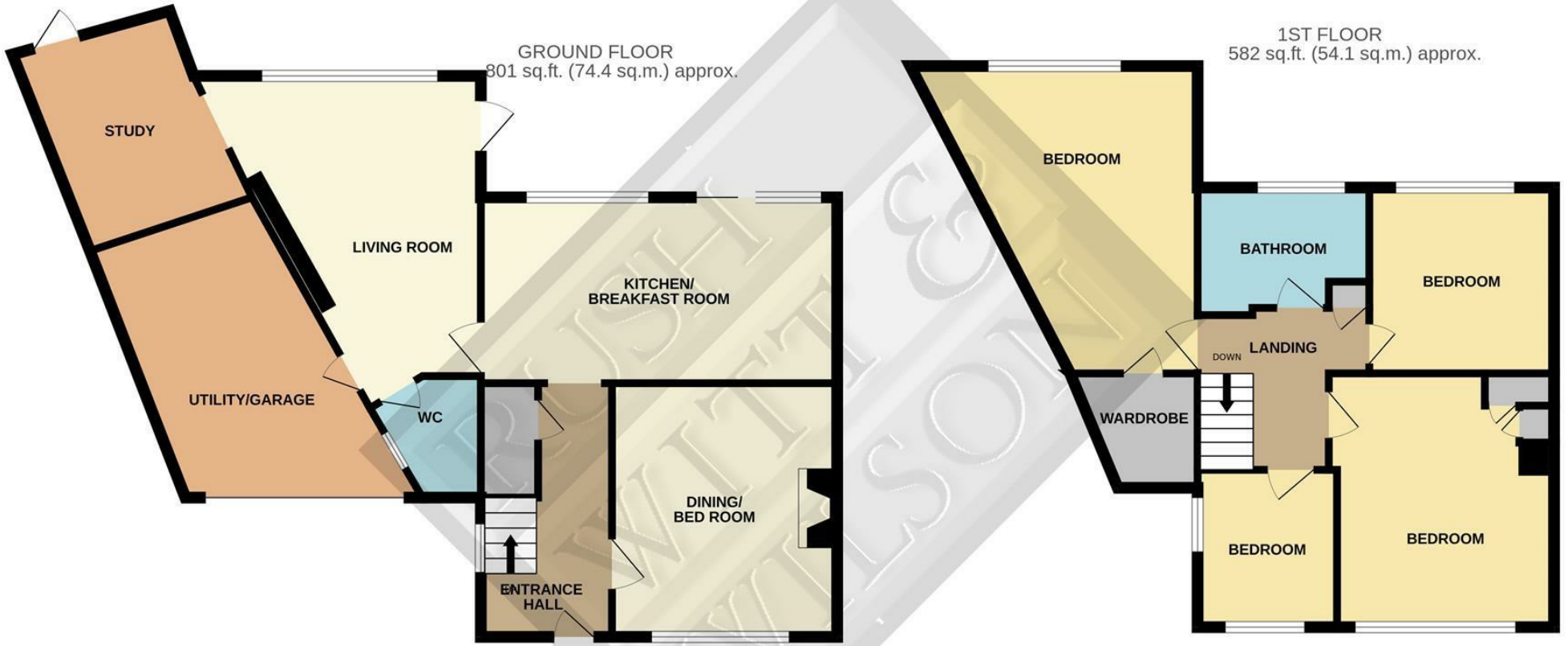
Outside

Front Garden
The garden has been designed predominately for off road parking.

Rear Garden
Westerly aspect, astro turf for low maintenance, patio area with pergola, enclosed with fencing to all side, out water tap and power, brick built alfresco fireplace.

Garage
Electric rolled door, power and light, used currently as utility room.

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.



TOTAL FLOOR AREA : 1383 sq.ft. (128.5 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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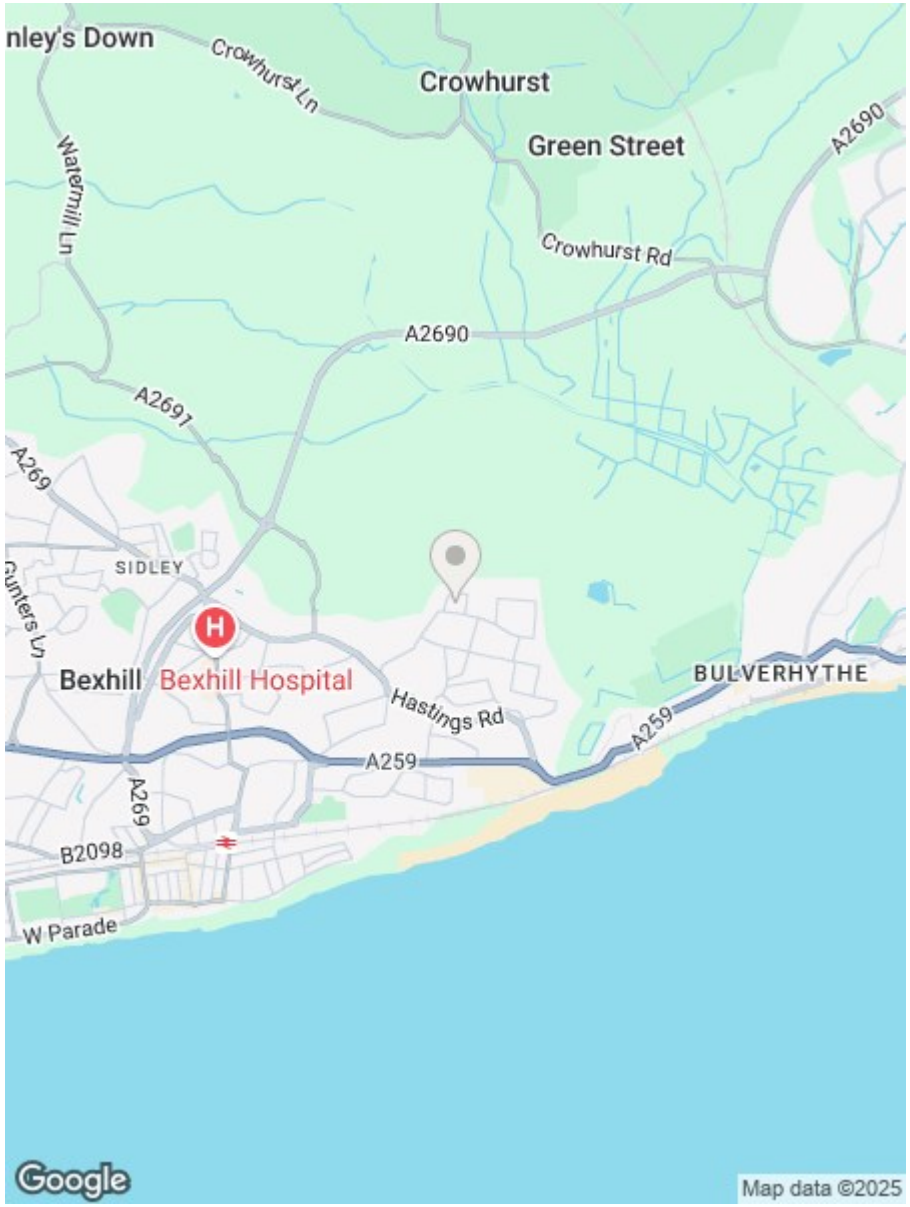

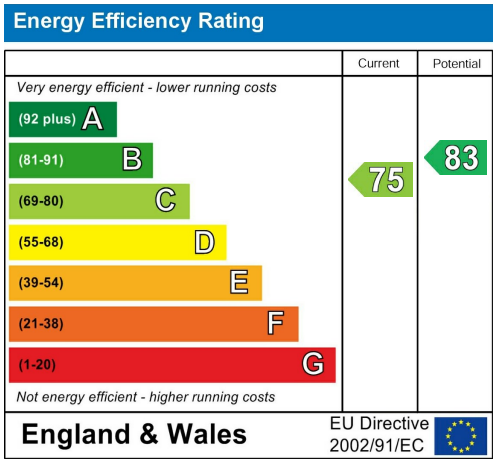

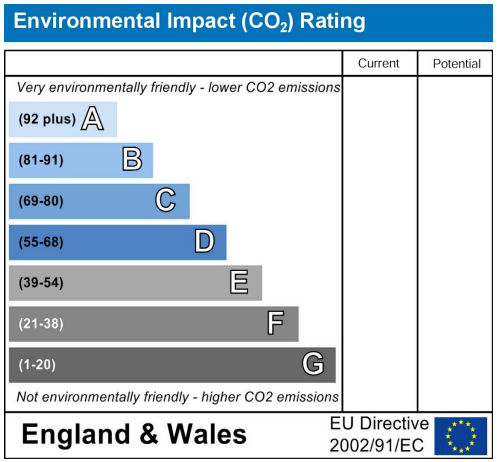

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