

**RUSH  
WITT &  
WILSON**



**3 Brick Kiln Close, Bexhill-On-Sea, East Sussex TN39 4FJ  
Guide Price £360,000**

Rush, Witt and Wilson are delighted to welcome to the market this deceptively spacious and well presented modern two bedroom attached house, ideally tucked away in this quiet and sought after cul-de-sac location. Offering bright and spacious accommodation throughout the property comprises large open plan living space with lounge, dining area and modern fitted kitchen, two large double bedrooms, large shower room and ground floor bathroom. Other internal benefits include double glazed windows throughout, gas central heating to radiators and ample storage space. Externally, the property boasts a private and secluded southerly facing corner plot rear garden, whilst to the front of the property there is a low maintenance front garden and private allocated parking space. Ideally situated in this private close, with easy access to local amenities and local bus routes, viewing comes highly recommended by RWW Bexhill to appreciate this stunning property in this popular location. Council Tax Band D.



### **Entrance Hall**

Composite front door with obscured double glazed sidelight window leading to the large entrance hall, comprising radiator, stairs leading to the first floor, large built in double storage cupboard with hanging space, shelving and housing the electric meter and the modern electric consumer unit.

### **Open Plan Living/Kitchen**

30'1" x 21'9" (9.17 x 6.64)

Triple aspect, double glazed windows to the front, side and rear elevations with a large double glazed door to the side elevation giving access onto the rear garden, two radiators, modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, integrated fridge/freezer, integrated eye level electric oven, work top mounted electric hob with stainless steel splashback and extractor hood above, cupboard housing the gas central heating boiler, stainless steel bowl and half sink with drainer and mixer tap, integrated washing machine, plumbing space for dishwasher, very large built in storage cupboard with fitted shelving providing ample and useful storage space, recessed ceiling spotlights, extractor fan.

### **Ground Floor Bathroom**

Heated chrome towel rail, modern white suite comprising low level wc with concealed cistern, vanity unit with wash hand basin and mixer tap, panelled enclosed bath with mixer tap, shower attachment and rain effect showerhead, part tiled walls, recessed ceiling spotlights, extractor fan and electric shaver point.

### **First Floor Landing**

Double glazed Velux window to the front elevation,

### **Bedroom One**

27'2" x 10'9" (8.30 x 3.28)

Double glazed windows to the rear and side elevations, double glazed door giving access onto the large balcony, double glazed Velux window to the front elevation, two radiators.

### **Balcony**

11'3" x 4'3" (3.43 x 1.32)

Large south facing balcony with glass banister and timber decking.

### **Bedroom Two**

13'11" x 10'9" (4.25 x 3.30)

Double glazed window to the rear elevation, radiator.

### **Shower Room**

Large shower room with obscured double glazed windows to the front elevation, heated chrome towel rail, modern suite comprising large walk in shower cubicle with wall mounted shower controls, shower attachment and rain effect showerhead, large vanity unit with wash hand basin, mixer tap, low level wc with concealed cistern, part tiled walls, recessed ceiling spotlights, extractor fan, electric shaver point.

### **Outside**

#### **Front Garden**

Blocked paved pathway with a low maintenance front garden that is mainly shingled laid with some mature plants and shrubs, private allocated parking spaces with additional visitor parking.

#### **Rear Garden**

Large south facing corner plot rear garden with sun patio, the rest of the garden is mainly laid to lawn with mature plants and shrubs, two decorative shingled laid area, gate with rear access into the garden, large timber garden shed with light and power, outside tap, outside lighting.

#### **Service Charge**

There is a service charge towards the maintenance of the road of approximately £35 pcm

#### **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  
652 sq.ft. (60.6 sq.m.) approx.



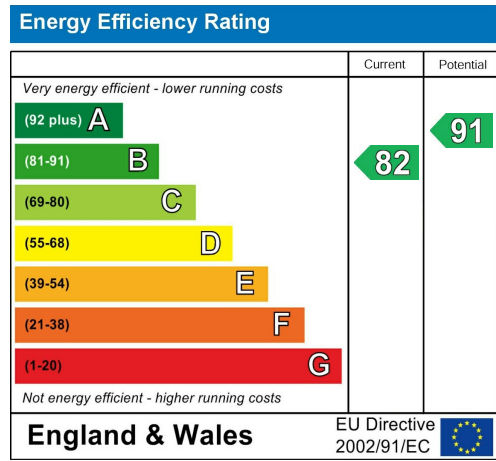
1ST FLOOR  
622 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 1274 sq.ft. (118.3 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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