

**RUSH
WITT &
WILSON**



**1a Reginald Road, Bexhill-On-Sea, East Sussex TN39 3PH
£365,000**

A beautiful bespoke detached house, three/ four bedrooms, built approx. three years ago, situated in Bexhill Town Centre with its exceptional range of shopping facilities and service, downstairs cloakroom/ utility room, state of the art electric central heating system to radiators, double glazed windows and doors, study/ dining room/ bedroom four on ground floor, beautiful kitchen/breakfast room, spacious living room, off road parking, private front gardens, no rear garden. Viewing comes highly recommended by sole agents RWW Bexhill.



Living Room

23'2 x 14'10 (7.06m x 4.52m)

Entrance door opens into living room area, bay window to the front elevation, two double radiators, under stairs storage area, wood flooring, electric meters cupboard.

Kitchen

10'3" x 9'3" (3.14m x 2.84m)

Window to the front elevation, double radiator, brand new fitted kitchen comprising a range of high gloss base and wall units with straight edge laminate worktops, plumbing for washing machine, plumbing for dishwasher, American style fridge/ freezer, single drainer sink unit with mixer tap, oven and grill, ceramic hob with glass splashback and stainless steel extractor canopy with light.

Utility Room/ Cloakroom

Wash hand basin with vanity unit beneath, wc with concealed cistern, heated chrome towel rail, worktop with plumbing for washing machine and space for tumble dryer, ceramic floor tiling and splashbacks.

Bedroom Four/ Dining Room/ Study

11'10" x 9'1" (3.61m x 2.79)

Window to front elevation, double radiator.

First Floor Landing

Electrically operated Velux window to the side elevation.

Bedroom One

15'8 x 10'4 (4.78m x 3.15m)

Bay window to the front elevation, double radiator.

Bedroom Two

10'9 x 12'1 (3.28m x 3.68m)

Window to the front elevation, Velux window to the side elevation, double radiator.

Bedroom Three

9'2 x 9'8 (2.79m x 2.95m)

Velux window to the side elevation, double radiator, door to eaves storage, access to roof space.

Shower Room

Heated chrome towel rail, wall mounted wash hand basin, wc with low level flush, walk in shower cubicle with chrome controls and chrome showerhead, Velux window to the side elevation.

Outside**Front Garden**

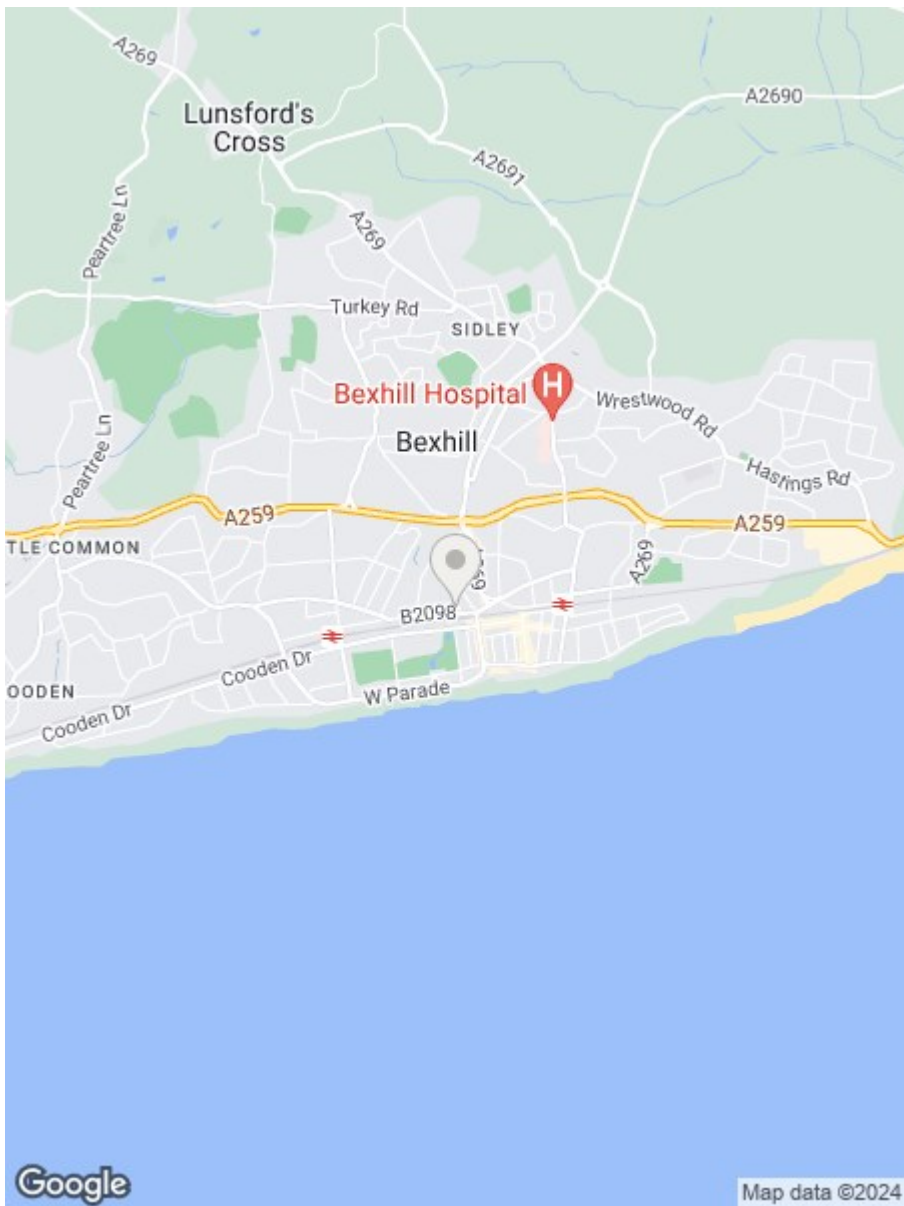
Grey limestone paving to the front of the property, enclosed with fencing and retaining walls.

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







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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