

**RUSH
WITT &
WILSON**



**22 Faygate Close, Bexhill-On-Sea, East Sussex TN39 5EE
£265,000**

Rush, Witt and Wilson are delighted to welcome to the market this exceptionally well presented three bedroom terraced house, ideally located in this quiet cul-de-sac location of north Bexhill. Offering bright and spacious accommodation throughout, the property comprises lounge, separate dining room, fitted kitchen, porch/study and WC all to the ground floor. To the first floor there are three good sized bedrooms and a modern fitted family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers a private and secluded low maintenance gardens to both the front and rear and a single garage en-bloc with driveway offering off road parking. Conveniently situated within easy walking distance to local amenities, schools and countryside while still only being approximately 1.8 miles from Bexhill Town Centre, Seafront and main line rail station. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning family home in this popular location.



Entrance Porch

6'3" x 4'10" (1.92 x 1.49)

Obscured double glazed front door with obscured double glazed side light window leading to the internal entrance porch, with radiator, fitted desk providing workspace, glass panelled internal front door leading to the lounge.

Lounge

18'1" x 12'11" (5.52 x 3.94)

Double glazed window to the front elevation, radiator, stairs leading to first floor, large storage cupboard with fitted shelving, additional large double storage cupboard with fitted shelving and ample storage space, open archway leading through to the dining room, engineered oak flooring.

Dining Room

10'7" x 7'10" (3.23 x 2.41)

Double glazed sliding patio doors giving access onto the rear garden, radiator, door leading through to kitchen, storage cupboard with fitted shelving and ample storage space, open archway leading back through to lounge, engineered oak flooring.

Kitchen

9'8" x 8'3" (2.97 x 2.52)

Double glazed window to the rear elevation overlooking the rear garden, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, space for under counter fridge, space for under counter freezer, space for tumble dryer, space for freestanding cooker with extractor hood above, plumbing space for washing machine, plumbing space for dishwasher, stainless steel single sink with drainer and mixer tap, wall mounted gas central heating boiler, part tiled walls, tiled floor, open archway leading to the rear porch.

Rear Porch

Obscured double glazed door to the side elevation giving access onto the rear garden, radiator, tiled floor and door with access to ground floor wc.

Ground Floor WC

Obscured double glazed window to the side elevation, low level wc, small vanity unit with wash hand basin and mixer tap and storage cupboard beneath, tiled floor, under floor heating.

First Floor Landing

Access to loft space.

Bedroom One

12'11" x 9'9" (3.96 x 2.99)

Double glazed window to the front elevation, radiator.

Bedroom Two

11'2" x 10'8" (3.42 x 3.26)

Double glazed window to the rear elevation, radiator.

Bedroom Three

9'11" x 8'0" (3.03 x 2.44)

Double glazed window to the front elevation, radiator, fitted storage cupboard/wardrobe with hanging space and shelving.

Family Bathroom

Obscure double glazed window to the rear elevation, heated chrome towel rail, modern white suite comprising low level wc, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, panelled enclosed P-bath with mixer tap, shower attachment and rain effect showerhead, tiled walls, recessed ceiling spotlights and tiled floor with under floor heating.

Outside**Front Garden**

Gated access into a paved front garden with some raised flowerbeds with mature plants and shrubs.

Rear Garden

Indian sandstone laid patio with pathway leading to gate giving rear access into the garden, the rest of the garden is mainly laid to lawn with raised flowerbeds, external lighting, outside tap.

Brick Built Out Building /Storage Room

5'5" x 4'7" (1.67 x 1.40)

with light and power, currently being used as an office with fitted shelving.

Single Garage En-Block

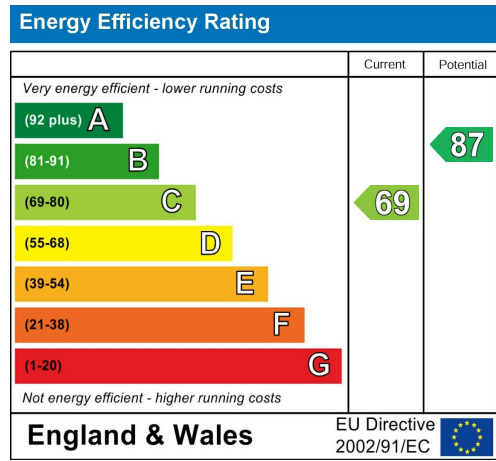
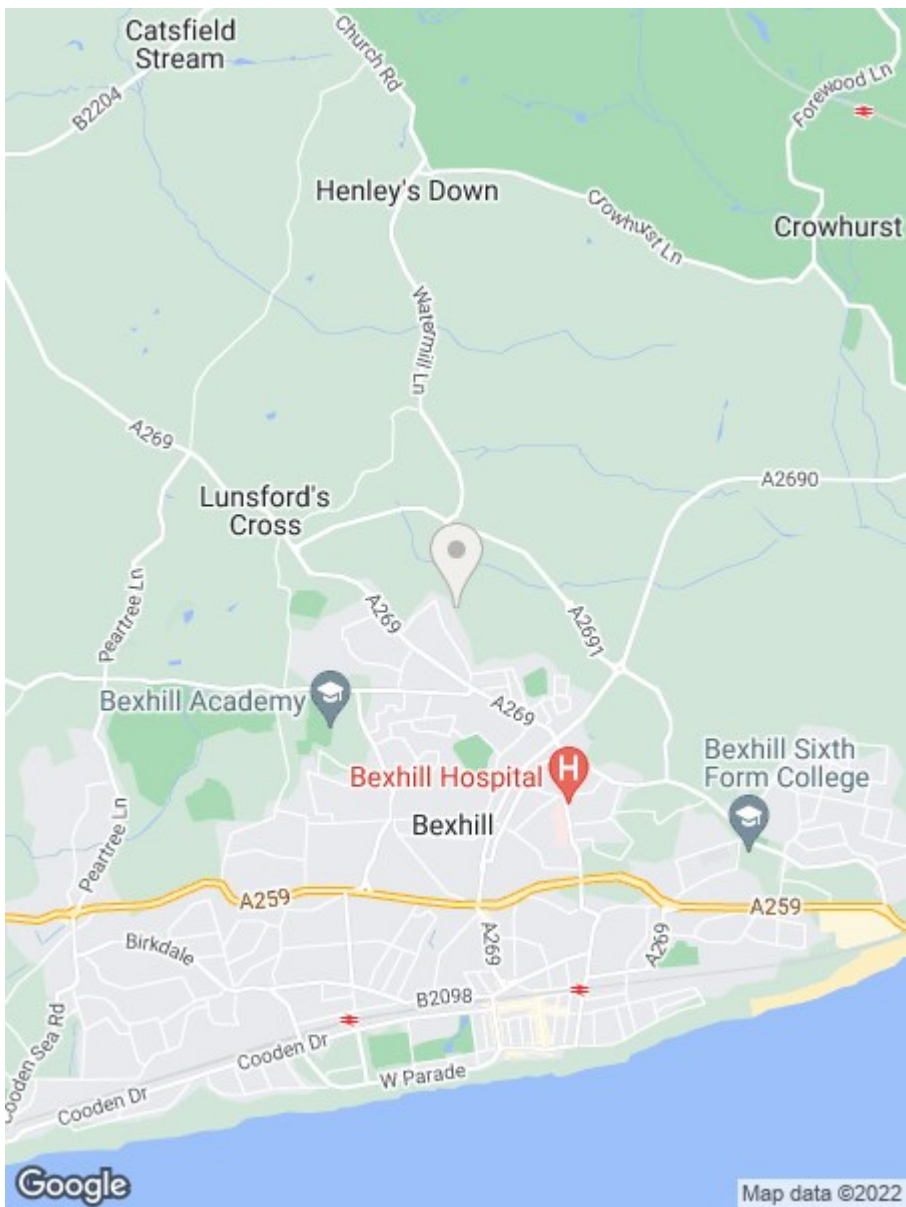
With up And over door, solar power light and power, there is also a driveway providing off road parking for one vehicle.

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.







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