

**RUSH  
WITT &  
WILSON**



**24 Mistley Close, Bexhill-On-Sea, East Sussex TN40 2TD**  
**Offers In The Region Of £235,000**

**A two bedroom mid-terrace house with private front and rear gardens, gas central heating system, double glazed windows and doors, allocated parking space, entrance porch, living room/ dining room, viewing recommended by RWW sole agents.**



**Entrance Porch**

With entrance door, windows to both front and side elevations, large storage cupboard.

**Living Room**

15'5 x 12'5 (4.70m x 3.78m)

Window to the front elevation, double radiator, tiled floor.

**Kitchen**

12'3 x 7'2 (3.73m x 2.18m)

Window and door lead out onto the rear garden, fitted kitchen comprising a range of base and wall level units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, gas hob with integrated oven and grill, space for fridge/freezer, space for washing machine, wall mounted gas central heating and domestic hot water boiler, tiled floor.

**First Floor Landing**

**Bedroom One**

12'3 x 7'7 (3.73m x 2.31m)

Window to the rear elevation, double radiator, built in wardrobe cupboard.

**Bedroom Two**

10'2 x 7'7 (3.10m x 2.31m)

Window to the front elevation, double radiator, built in wardrobe cupboards.

**Bathroom**

Suite comprising panelled bath with hand/shower attachment, wc with low level flush, double radiator, pedestal wash hand basin with tiled splashback.

**Outside**

**Front Garden**

Southerly Facing,

**Rear Garden**

Designed with low maintenance in mind, with patioed and decked areas for alfresco dining, all enclosed with fencing to all sides, some shrubbery and chipped barked areas, outside water tap.

**Allocated Parking Space**

Allocated parking space is available to the front of the property.

**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 |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |           |
|-----------------------------------------------------------------|----------------------------|-----------|
|                                                                 | Current                    | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) <b>A</b>                                              |                            |           |
| (81-91) <b>B</b>                                                |                            |           |
| (69-80) <b>C</b>                                                |                            |           |
| (55-68) <b>D</b>                                                |                            |           |
| (39-54) <b>E</b>                                                |                            |           |
| (21-38) <b>F</b>                                                |                            |           |
| (1-20) <b>G</b>                                                 |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |

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