

**RUSH  
WITT &  
WILSON**



**2 Heighton Close, Bexhill-On-Sea, East Sussex TN39 3UP  
£365,000**

**A beautiful three bedroom semi-detached house, situated in this highly sought after location of Cooden Bexhill, offering bright and spacious accommodation throughout the property comprises large dual aspect living/dining room, modern fitted kitchen, downstairs wc, three bedrooms, modern shower room. Other internal benefits include gas central heating system and double glazed windows throughout. Externally, the property offers well maintained front and rear gardens, garage. Viewing comes highly recommended by RWW sole agents. Council Tax Band D.**



### **Entrance Hallway**

With stairs leading to first floor, double radiator, under stairs cupboard with hanging space and shelving, parquet flooring.

### **Kitchen**

10'3" x 9'10" (3.13 x 3.00)

Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktops surfaces, sink with drainer and mixer tap, integrated oven and grill, four ring gas hob, integrated microwave, space for dishwasher, space and plumbing for washing machine, space for freestanding fridge/freezer, double glazed windows overlooking the rear garden, obscured glass panelled window giving access onto side.

### **WC**

suite comprising wc with low level flush, floating wash hand basin and mixer tap, radiator, obscured glass panelled window to the side elevation.

### **Living/Dining Room**

17'5" x 16'9" (5.32 x 5.12)

Dual aspect with windows at both the front and rear elevation, two radiators, parquet flooring

### **First Floor Landing**

Access to roof space via loft hatch, radiator, double glazed window to the front southerly aspect, airing cupboard with hot water cylinder and slatted shelving.

### **Bedroom One**

13'7" x 10'7" (4.15 x 3.24)

Double glazed windows to the rear elevation, built in wardrobe cupboards with mirrored sliding doors, radiator.

### **Bedroom Three**

7'7" x 7'2" (2.32 x 2.20)

Double glazed windows to the southerly aspect with distant sea views, radiator.

### **Bedroom Two**

11'10" x 9'10" (3.63 x 3.00)

Double glazed windows to the rear elevation, radiator, built in wardrobe cupboards with mirrored sliding doors.

### **Shower Room**

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, walk in shower with

chrome wall mounted shower controls, shower attachment and showerhead, chrome heated towel rail, tiled walls, tiled floor, obscured glass panelled window to the front elevation.

### **Outside**

#### **Front Garden**

The property is approached by beautifully established front gardens with small trees, plants and shrubs of various kinds.

#### **Rear Garden**

Mainly laid to lawn with patio areas, suitable for alfresco dining, timber framed shed, flowerbeds, fenced and enclosed, side access is available.

#### **Garage En-Bloc**

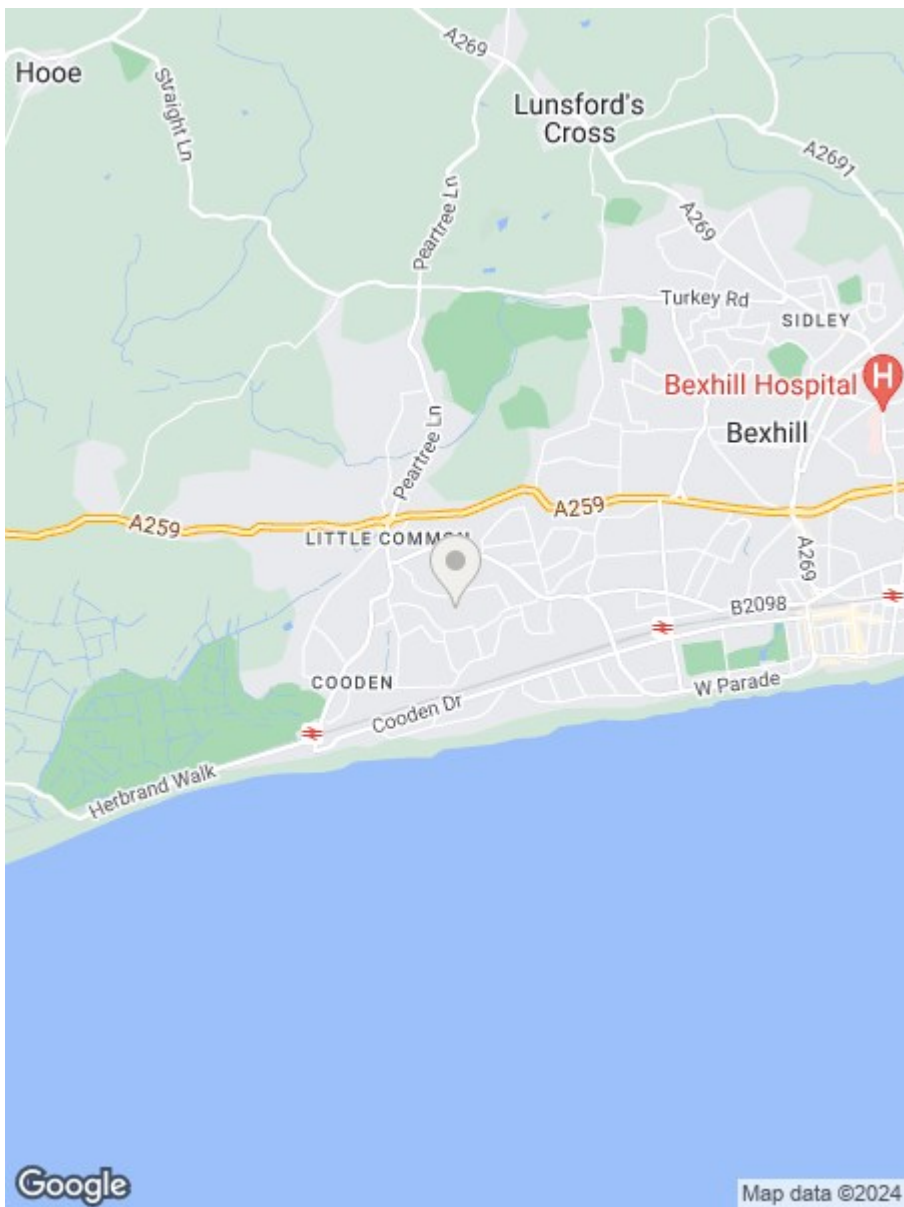
With up and over door.

#### **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) <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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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