

**RUSH
WITT &
WILSON**



**29 Gwyneth Grove, Bexhill-On-Sea, East Sussex TN40 2SZ
£307,500**

A deceptively spacious semi detached house presented to an exceptionally high standard throughout and offering versatile accommodation comprising four double bedrooms, 23' lounge/dining room, modern fitted kitchen, second reception room, family bathroom and ground floor wc. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers a low maintenance garden with raised timber decking area to the rear, whilst at the front of the property there is a driveway providing off road parking for multiple vehicles leading to a single garage. Conveniently situated in this popular residential area of Bexhill with easy access to the link road, Combe Valley County Park, local amenities and buses, viewing comes highly recommended by RWW Bexhill to appreciate this spacious family home in this sought after location.



Entrance Hallway

obscured glass panelled front door leading to hallway, with radiator, stairs leading to first floor, large storage cupboard with hanging space and shelving.

Kitchen

12'11" x 8'6" (3.96 x 2.61)

Front aspect double glazed window, side aspect obscured double glazed door giving access to the side of the property, modern fitted kitchen comprising a range of matching wall and base level high gloss units with laminate roll edge worktop surfaces, composite bowl and half sink with drainer and mixer tap, eye level electric double oven and grill, worktop mounted gas hob with fitted extractor hood above, plumbing space for washing machine, integrated dishwasher, wall mounted gas central heating boiler, part tiled walls, ceiling mounted spotlights.

Lounge/Dining Room

25'7" x 11'9" (7.81 x 3.59)

Rear aspect double glazed picture window overlooking the rear garden, glass panelled internal bi-folding door giving access to the second reception room/sun room, two radiators.

Second Reception Room/Sun Room

11'2" x 8'10" (3.42 x 2.71)

Side aspect double glazed French Doors leading onto the rear garden decking, radiator.

Ground Floor WC

Front aspect obscured double glazed window, low level wc, vanity unit with wash hand basin, mixer tap and storage cupboard beneath with mosaic tiled splashback, radiator.

First Floor Landing

Large airing cupboard housing hot water cylinder with slatted shelving, large additional storage cupboard with shelving providing ample storage space, access to loft space.

Bedroom One

13'11" x 9'11" (4.26 x 3.03)

Front aspect double glazed window, radiator.

Bedroom Two

11'11" x 8'9" (3.64 x 2.69)

Rear aspect double glazed window with stunning far reaching views across Combe Valley Country Park, radiator.

Bedroom Three

11'6" x 8'8" (3.51 x 2.66)

Rear aspect double glazed window, radiator.

Bedroom Four

9'5" x 7'9" (2.89 x 2.37)

Front aspect double glazed window, radiator.

Bathroom

Side aspect obscured double glazed window, heated chrome towel rail, modern white bathroom suite comprising panelled enclosed bath with mixer tap and shower attachment, low level wc with concealed cistern, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, walk in shower with wall mounted shower controls and shower attachment, fully tiled walls.

External

Front Garden

Blocked paved driveway providing off road parking for multiple vehicles leading to the single garage, blocked paved pathway continues down the side of the property giving gated access to the rear garden.

Single Garage

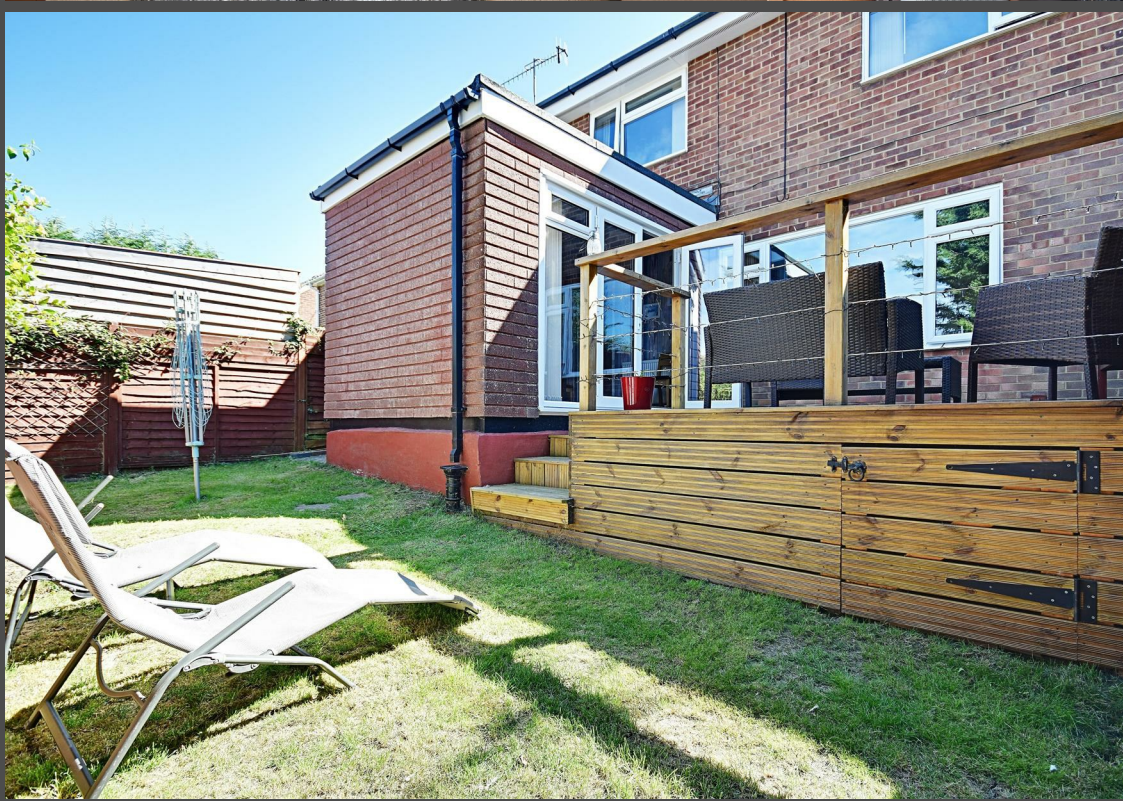
Up and over door, light power, electric meter and electric consumer unit.

Rear Garden

Raised timber decking area, the second tier is mainly lawned with mature plants and shrubs, pathway down the side of the property with gated access leading to the front.

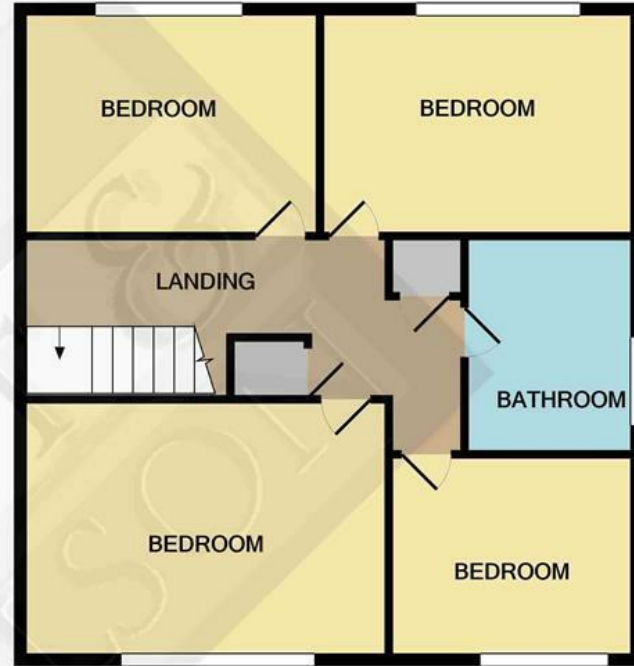
Agents Note

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.





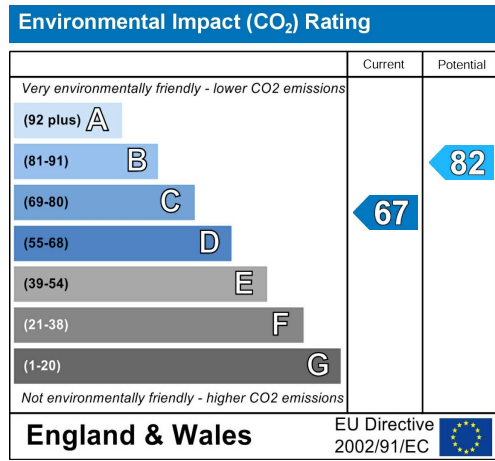
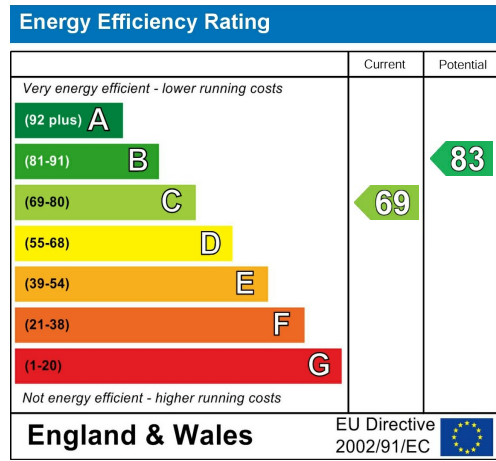
GROUND FLOOR
APPROX. FLOOR
AREA 743 SQ.FT.
(69.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 583 SQ.FT.
(54.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1327 SQ.FT. (123.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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