

**RUSH
WITT &
WILSON**



**29 Mistle Close, Bexhill-On-Sea, East Sussex TN40 2TD
£255,000**

A modern two bedroom terraced house, conveniently located in a quiet cul-de-sac location. Internally the property benefits from a fitted kitchen, two bedrooms, family bathroom, gas central heating system, double glazed windows and doors throughout. Externally the property benefits from a low maintenance front and rear garden backing onto beautiful woodlands and a allocated parking space. Viewing comes highly recommended by RWW sole agents. Council Tax Band B.



Living Room

15'8" x 12'1" (4.8 x 3.7)

Obscured glass panelled front door leading to the living room, radiator, double glazed windows overlooking the front elevation, stairs leading to the first floor.

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.

Kitchen

6'10" x 12'1" (2.1 x 3.7)

Double glazed window and doors overlooking the rear elevation and giving access onto the rear garden, fitted kitchen with a range of matching wall and base level units with laminated roll edge worktop, tiled splashbacks, sink with drainer and mixer tap, tiled flooring, space for fridge/freezer, space for cooker.

First Floor Landing

Access to loft.

Bedroom One

12'1" x 7'6" (3.7 x 2.3)

Single radiator, double glazed window overlooking the front elevation.

Bedroom Two

7'2" x 12'1" (2.2 x 3.7)

Singe radiator, double glazed window overlooking the rear elevation, built in storage cupboard with slatted shelving and housing the gas central heating boiler,

Bathroom

Radiator, pedestal mounted wash hand basin, wc with low level flush, panelled enclosed bath with wall mounted electric shower, chrome shower attachment and chrome showerhead, tiled walls.

*There will be new side panels fitted to the bath before sale.

Outside**Allocated Parking Space**

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

Front Garden

The front garden is mainly laid to lawn with plants, shrubs and small trees.

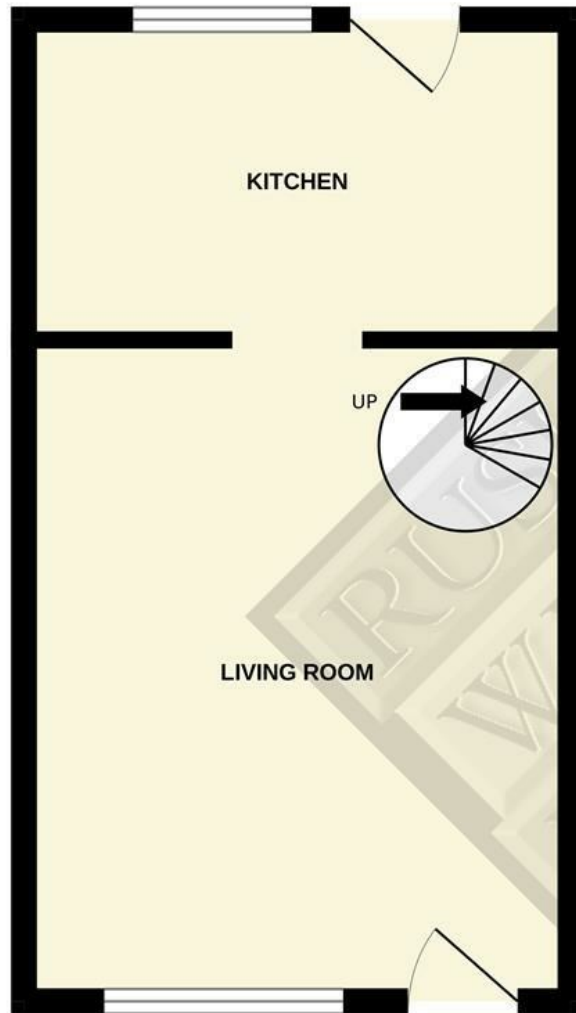
Rear Garden

Mainly laid to lawn with patio area, enclosed to all sides with fencing, backing onto woodland.

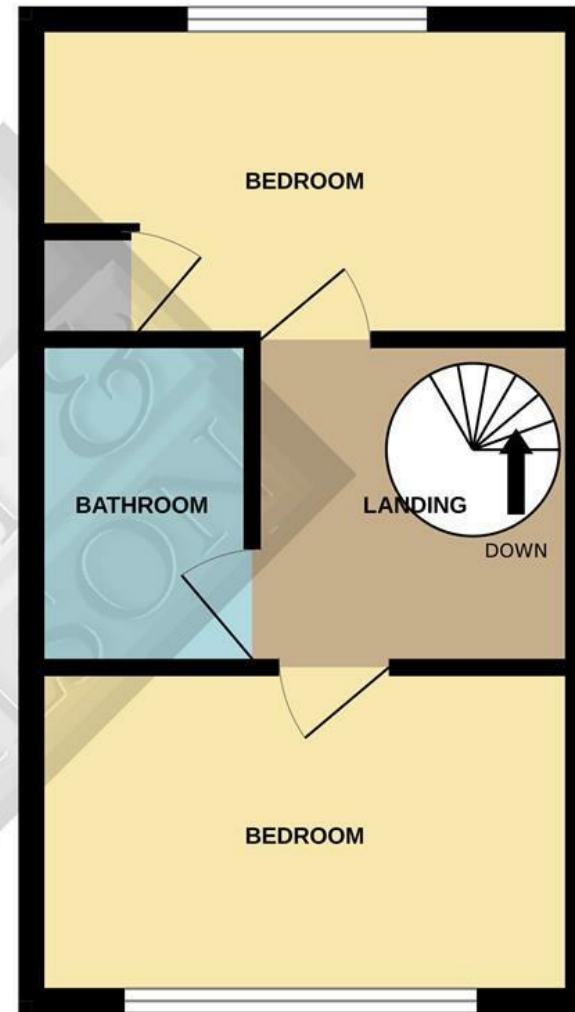
Agents Note



GROUND FLOOR
278 sq.ft. (25.8 sq.m.) approx.



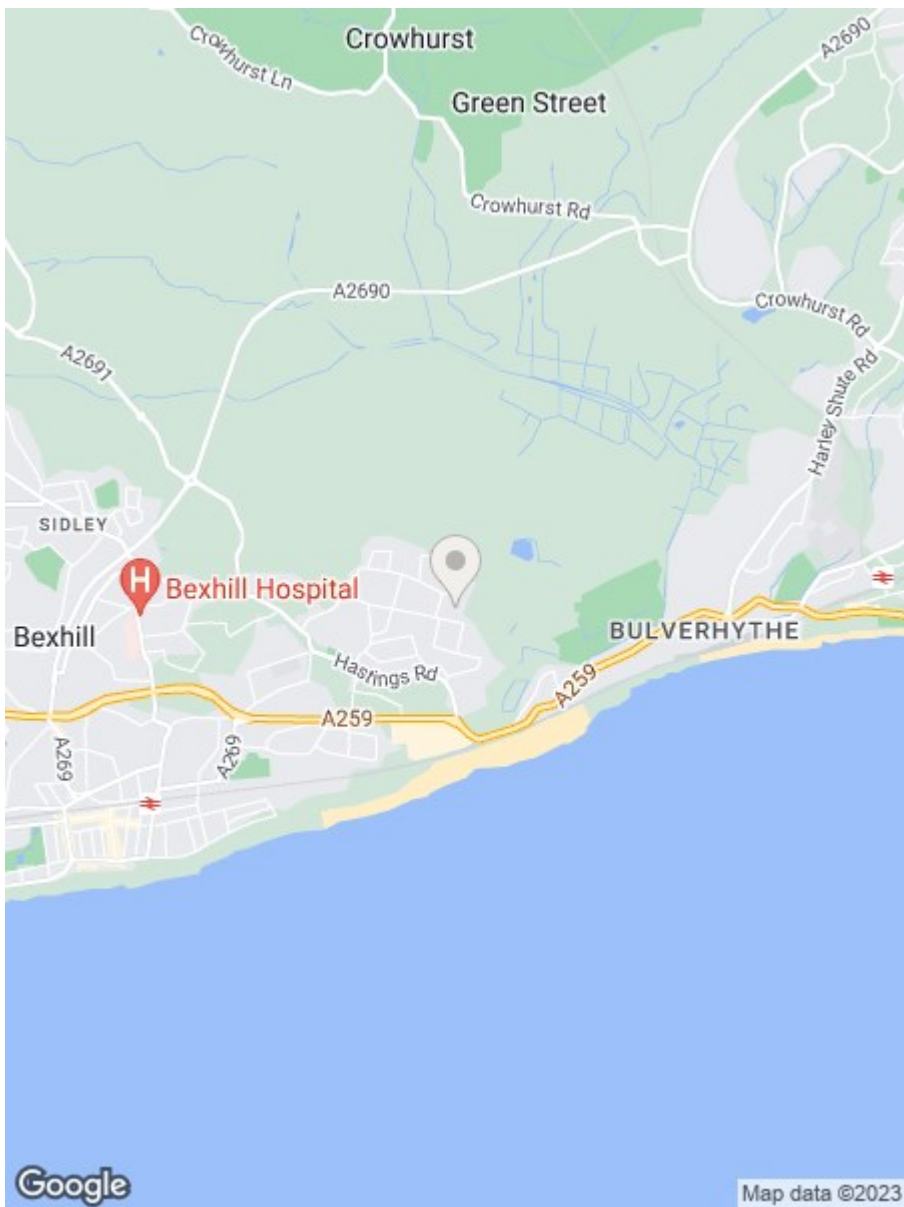
1ST FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 556 sq.ft. (51.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B		
(69-80) C	75	
(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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