

**RUSH
WITT &
WILSON**



**5 Gracelands Drive, Bexhill-On-Sea, East Sussex TN39 4FZ
£379,950**

A well presented semi-detached house, built in 2021, comprising bay fronted living room, modern kitchen/dining room, three bedrooms, with the master bedroom benefiting from an en-suite bathroom and a separate modern family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout, plantain shutters to most windows. Externally the property boasts a driveway with off road parking for multiple vehicles and a private rear garden. Viewing comes highly recommended by RWW. Council Tax Band D.



Entrance Porch

With entrance door and radiator.

Cloakroom

With suite comprising w.c low level flush, wash hand basin and mixer tap.

Living Room

18'6" x 12'2" (5.66 x 3.72)

Double glazed bay window to the front elevation, radiator, large under stairs storage cupboard.

Inner Hall

Stairs leading to first floor.

Kitchen/Dining Room

15'7" x 10'7" (4.75 x 3.24)

Modern kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven, four ring gas hob with extractor canopy above, integrated fridge and freezer, integrated dishwasher, integrated washer / dryer. double glaze windows to the rear elevation with double glazed glass panelled French doors giving access onto the rear garden.

First Floor Landing

Access to loft space via loft hatch, storage cupboard.

Bedroom One

10'8" x 9'10" (3.26 x 3.00)

Double glazed windows to the rear elevations with far reaching views across woodland, built in wardrobe cupboards with hanging space and shelving, radiator.

En-Suite

Modern suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, large walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, part tiled walls, radiator, obscured double glazed windows to the rear elevation.

Bedroom Two

11'0" x 8'0" (3.37 x 2.44)

Double glazed windows to the front elevation, radiator, built in wardrobe cupboards.

Bedroom Three

7'6" x 7'3" (2.29 x 2.21)

Double glazed windows to the front elevation, radiator.

Family Bathroom

Modern suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, panelled bath with chrome taps and controls, heated towel rail, obscured double glazed windows to the side elevation.

Outside**Front Garden**

Driveway providing off road parking for multiple vehicles.

Rear Garden

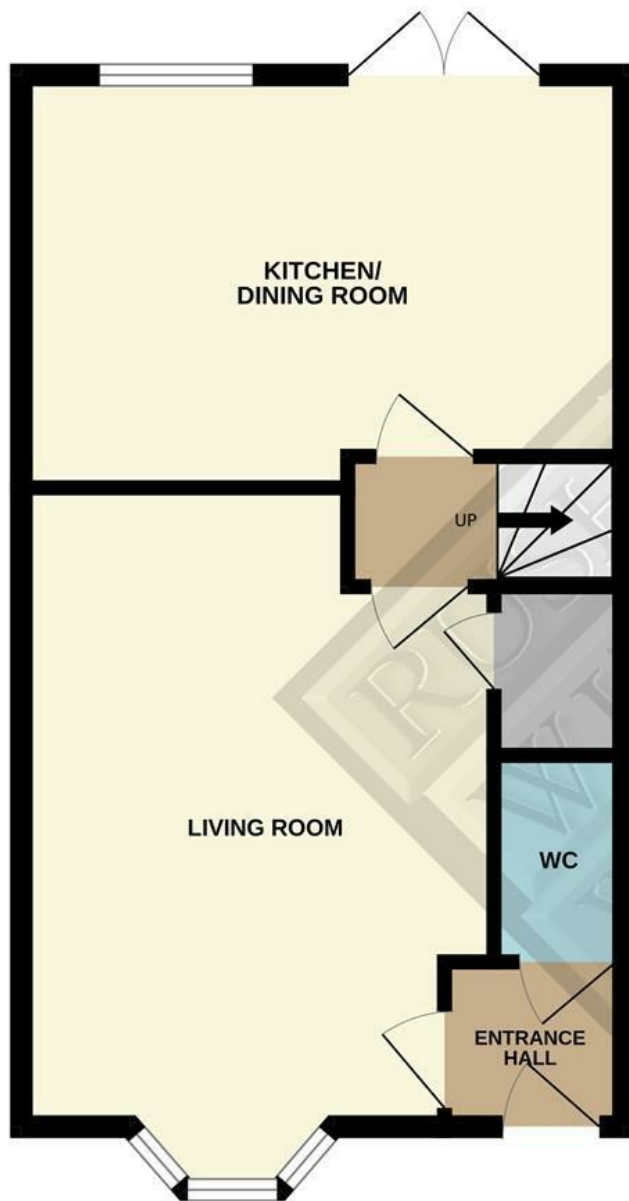
Raised patio area suitable for alfresco dining with steps leading down to lawned area, the garden is enclosed to all sides with views towards open woodland space.

Agents Note

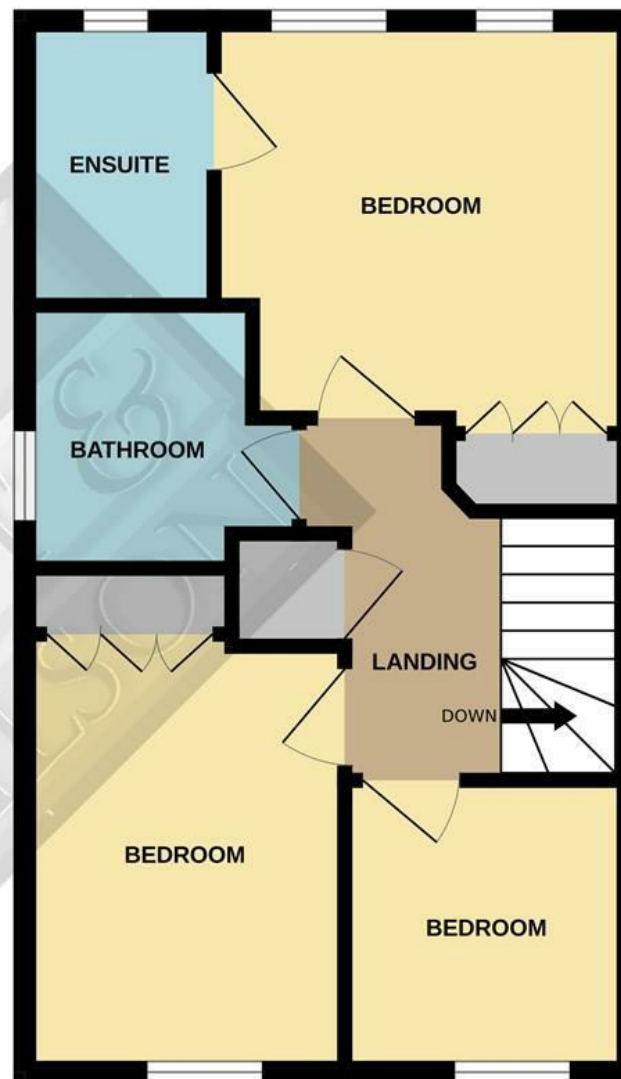
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.

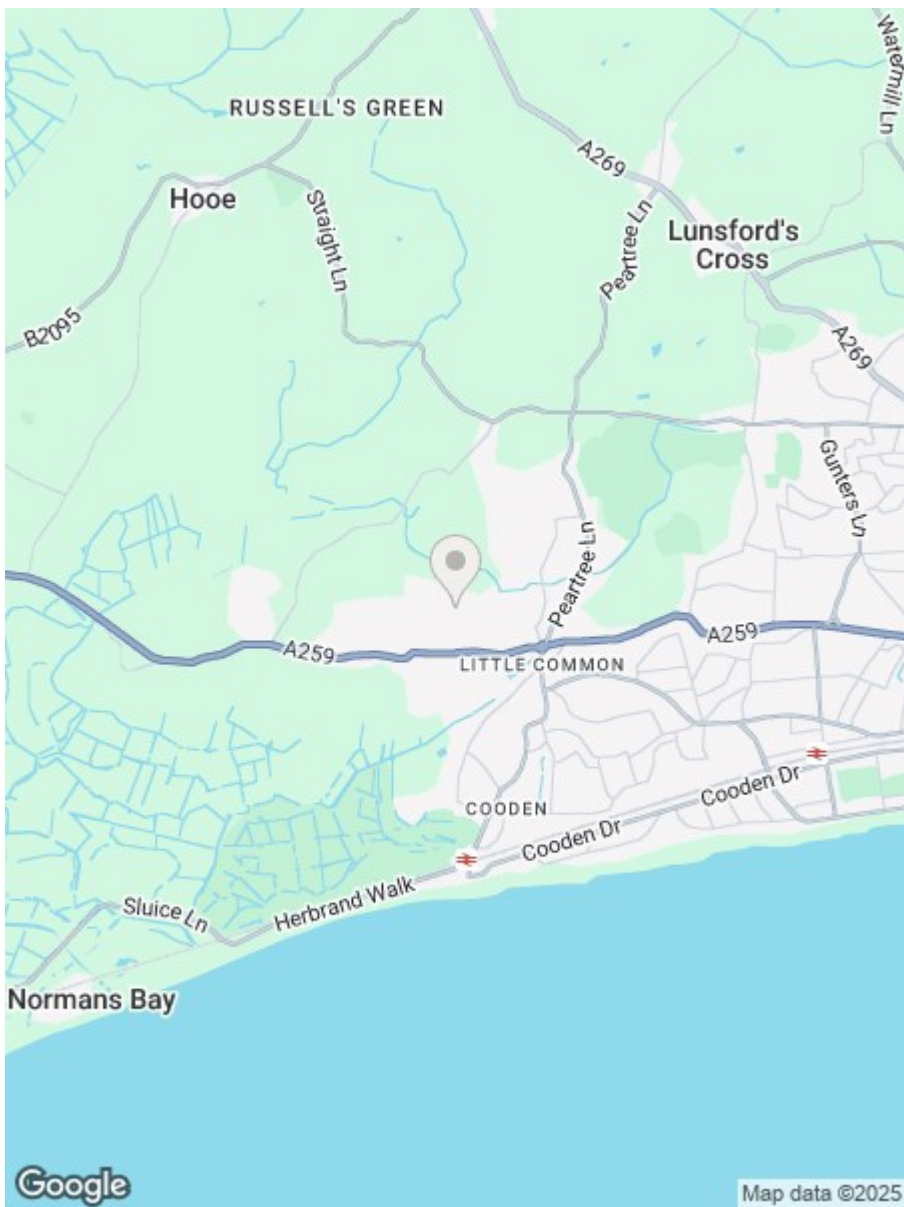


1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 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
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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