

RUSH  
WITT &  
WILSON



**70 Galley Hill View, Bexhill-On-Sea, East Sussex TN40 1SX  
£382,500 Freehold**

**A beautifully presented, spacious four bedroom semi-detached house with downstairs accommodation comprising modern kitchen/breakfast room, cloakroom and a dual aspect living room. To the first floor, two bedrooms, family bathroom and to the second floor two further bedrooms and an en-suite. Other benefits include gas central heating system, double glazed windows and doors. Externally there are private front and rear gardens, large open bay garage with door into the garden and also a private allocated parking space. Viewing comes highly recommended by Rush Witt & Wilson, sole agents.**



**Entrance Hallway**

Entrance door, single radiator.

**Cloakroom**

Wc with low level flush, corner wash hand basin with tiled splashback, single radiator.

**Living Room**

12'8 x 12'5 (3.86m x 3.78m)

Dual aspect, windows to the front and side elevations, double radiator, large understairs storage cupboard.

**Kitchen/Breakfast Room**

12'8 x 12'6 (3.86m x 3.81m)

Window to the front elevation, French doors and windows to the side, double radiator, modern kitchen comprising a range of base and wall units with laminate straight edge worktops, one and a half bowl single drainer sink unit with mixer tap, integrated dishwasher, integrated washing machine, integrated fridge/freezer, integrated oven and grill with gas hob, brush stainless steel splashback, extractor canopy and light, tiled floor.

**First Floor****Landing**

Single radiator.

**Bedroom Two**

12'7 x 9'2 (3.84m x 2.79m)

Window to the front and side elevations, single radiator.

**Bedroom Three**

12'8 x 12'7 (3.86m x 3.84m)

Window to the front elevation, Juliette balcony with French doors to the side.

**Bathroom**

Obscured glazed window to the front elevation, modern suite comprising wc with low level flush, pedestal wash hand basin, tiled splashback, single radiator, panelled bath with hand shower attachment, tiled splashbacks.

**Second Floor****Landing**

Built-in airing cupboard.

**Bedroom One**

15'11 x 12'9 (4.85m x 3.89m)

Windows to the front and side elevations, two single radiators, storage cupboard.

**En-Suite**

Obscured glass window to the front elevation, Jack & Jill bathroom comprising a walk-in shower with sliding door, chrome controls, chrome showerhead, wc with low level flush, pedestal wash hand basin, tiled splashbacks, single radiator, electric shaver point.

**Bedroom Four**

12'10 x 7'8 (3.91m x 2.34m)

Window to the front and side elevations, single radiator.

**Outside****Front Garden**

There is hedging and pathway to front entrance, side access points, outside lights, well established shrubbery, gate to the rear garden.

**Rear Garden**

Southerly aspect and designed for low maintenance in mind, patio area for alfresco dining, astro turfed area and shingled areas, timber framed shed and all enclosed with fencing to all sides offering privacy and seclusion with outside lighting.

**Open Barn Garage**

Accessed via the rear garden through a personal door with power and light.

**Parking**

Allocated parking space to the rear.

**Services**

We have been advised that there are communal grounds and maintenance costs, the annual fee is £574.76.

**Agents Note**

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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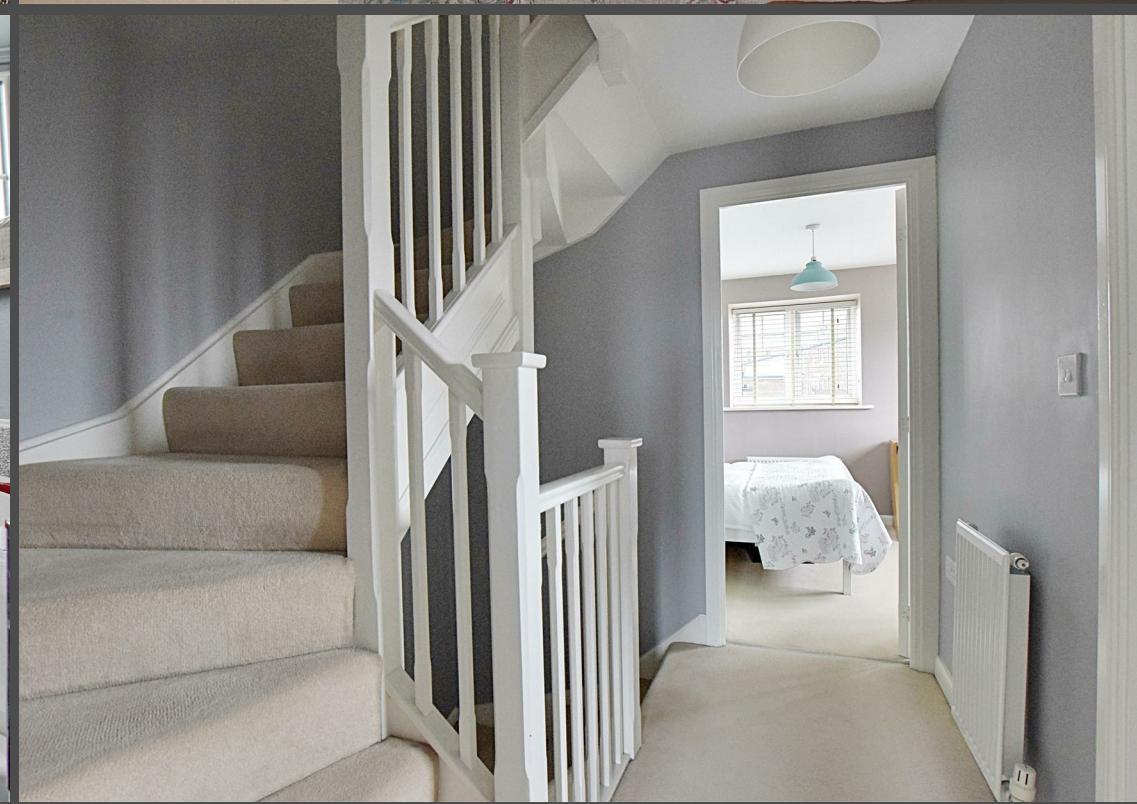
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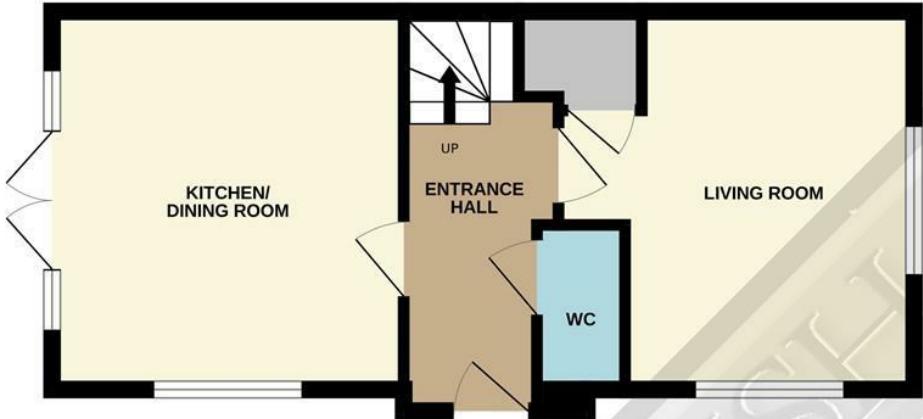
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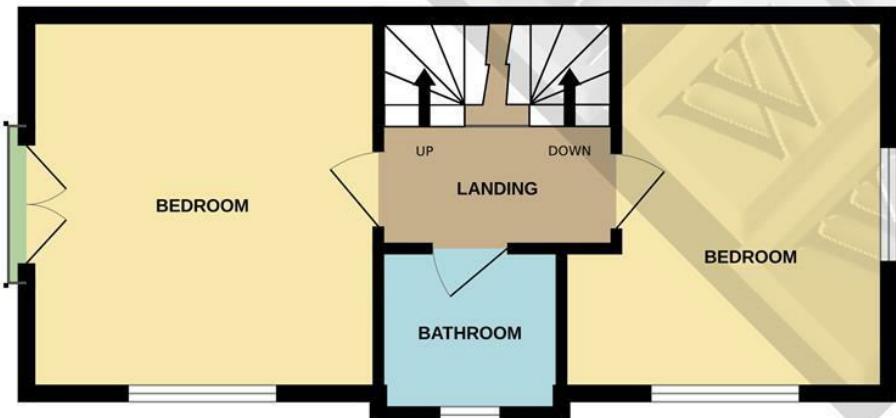
GROUND FLOOR  
369 sq.ft. (34.2 sq.m.) approx.



2ND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



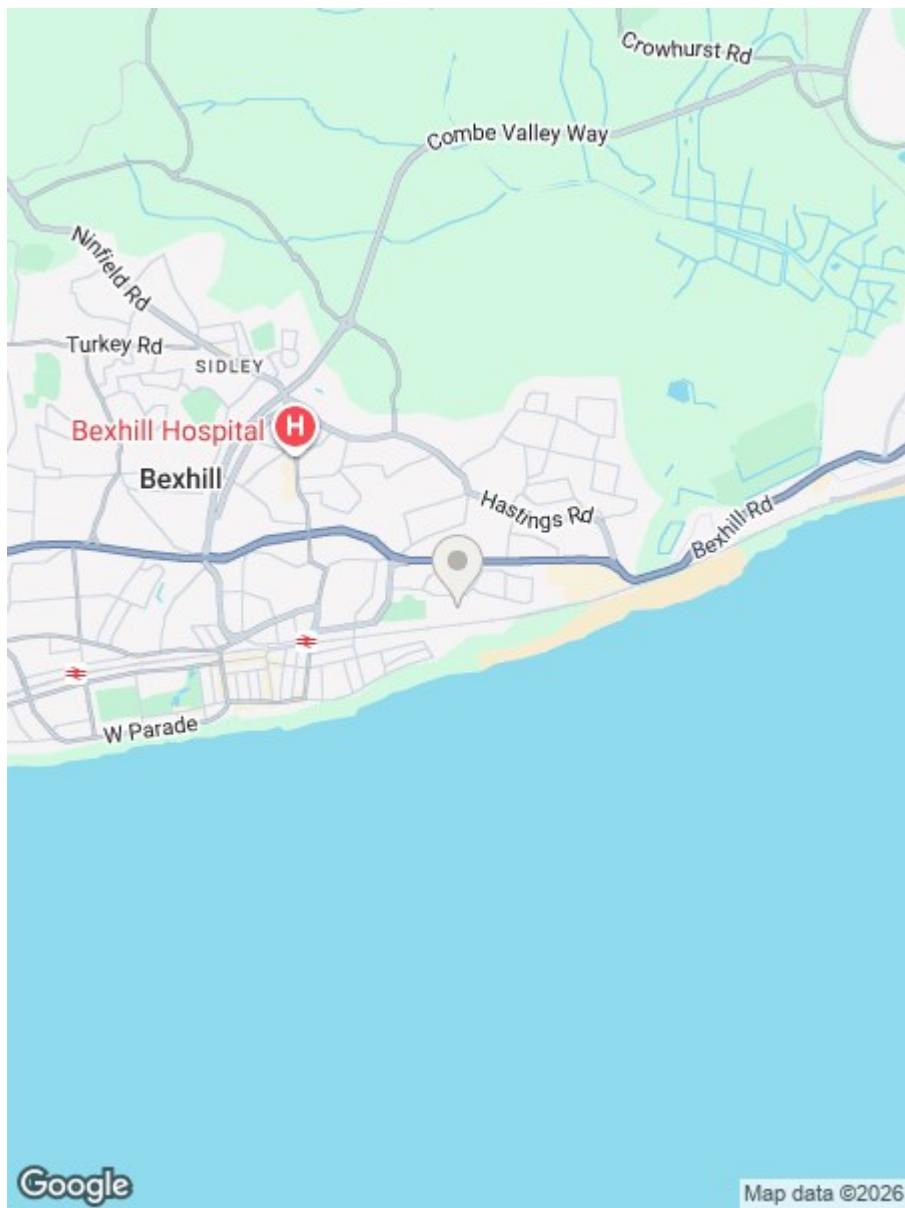
1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 1106 sq.ft. (102.8 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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Residential Estate Agents  
Lettings & Property Management



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>	79	83
(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 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 2002/91/EC	

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