

**RUSH
WITT &
WILSON**



**18 Glebe Close, Bexhill-On-Sea, East Sussex TN39 3UY
£429,000**

A stunning four/ five bedroom semi-detached family house, presented to an exceptional standard by the current vendor, with gas central heating system, modern beautiful kitchen/breakfast room, modern bathroom and additional en-suite to the master bedroom, arranged over three floors, glass balcony, beautiful views, wood burning stove in the main reception room, additional downstairs bedroom/study, gas central heating system, double glazed windows and doors, downstairs cloakroom, extensive off road parking, NO ONWARD CHAIN, viewing comes highly recommended by RWW sole agents. Council Tax Band D.



Entrance Hallway

With composite entrance door, triangular window to the front elevation, built in cloaks cupboard, vertical radiator, ceramic floor tiling.

Cloakroom

Modern suite comprising wc with concealed cistern, wash hand basin with vanity unit, heated towel rail, ceramic floor tiling.

L Shaped Living Room

25'11" x 19'1" (7.92 x 5.82)

Bi-fold doors lead to the rear garden, additional window to the side elevation, lightwood flooring, covered radiator and additional double radiator, wood burning stove with slate hearth and plinth.

Bedroom Five/Playroom/Study

10'8" x 7'10" (3.27 x 2.39)

Window to the side elevation, double radiator, wood flooring, fitted storage cupboard.

Kitchen/Breakfast Room

19'6" x 17'5" (5.96 x 5.31)

A beautiful modern kitchen, base and wall units with solid woodblock worktops, single drainer sink with mixer tap, plumbing for washing machine, integrated dishwasher, integrated oven and grill with matching microwave oven above, integrated fridge, integrated freezer, concealed led lighting, tiled floor, wine cooler, double radiator, space for table and chairs, further window to the front elevation.

First Floor Landing

Built in linen cupboard.

Bedroom Two

14'2" x 10'10 (4.32m x 3.30m)

Window to the rear elevation, grey wood effect flooring, modern electric radiator.

Bedroom Three

12'10" x 9'11" (3.91m x 3.02m)

Window to the front elevation, wall mounted modern electric radiator.

Bedroom Four

10'9" x 8'7" (3.30 x 2.62)

Window to the rear elevation, wall mounted modern electric radiator.

Bathroom

Suite comprising panelled bath with concealed chrome controls, alcove shelve, wc with concealed cistern, wash hand basin with vanity units and drawers beneath, partly tiled walls, walk in wet room shower cubicle with glass screens, rain effect showerhead, hand/shower attachment, chrome controls, chrome heated towel rail, obscured glass window to the front elevation.

Second Floor Landing

Velux window to the front elevation, cupboard leading to eave storage space, additional wardrobe cupboard.

Bedroom One

14'8" x 10'6" (4.48 x 3.22)

Window overlooks the rear elevation, French doors open on to juliet balcony, wall mounted modern electric radiator, skylight with electrically operated blind, two walk in wardrobes with light and shelving and hanging rails.

En-Suite

Comprising wet room style bathroom, shower screen, tiled walls and tiled floor, rain effect showerhead, chrome hand/shower attachment, wc with low level flush, contemporary wash hand basin with vanity drawers beneath, tiled splashbacks, Velux window to the front elevation, chrome heated towel rail.

Outside

Front Garden

Mainly designed for extensive road parking on resin driveway.

Rear Garden

Patio area for alfresco dining, additional decked area, all enclosed with fencing to all sides offering privacy and seclusion, well stocked flower and shrub beds, timber framed shed, plastic log store, gated side access is available, area of astro tuft lawn, outside power point.

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
726 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.

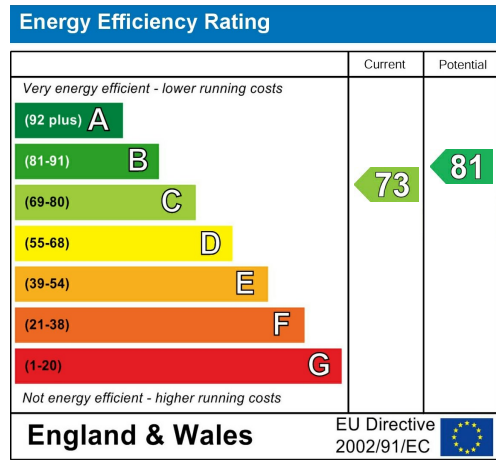
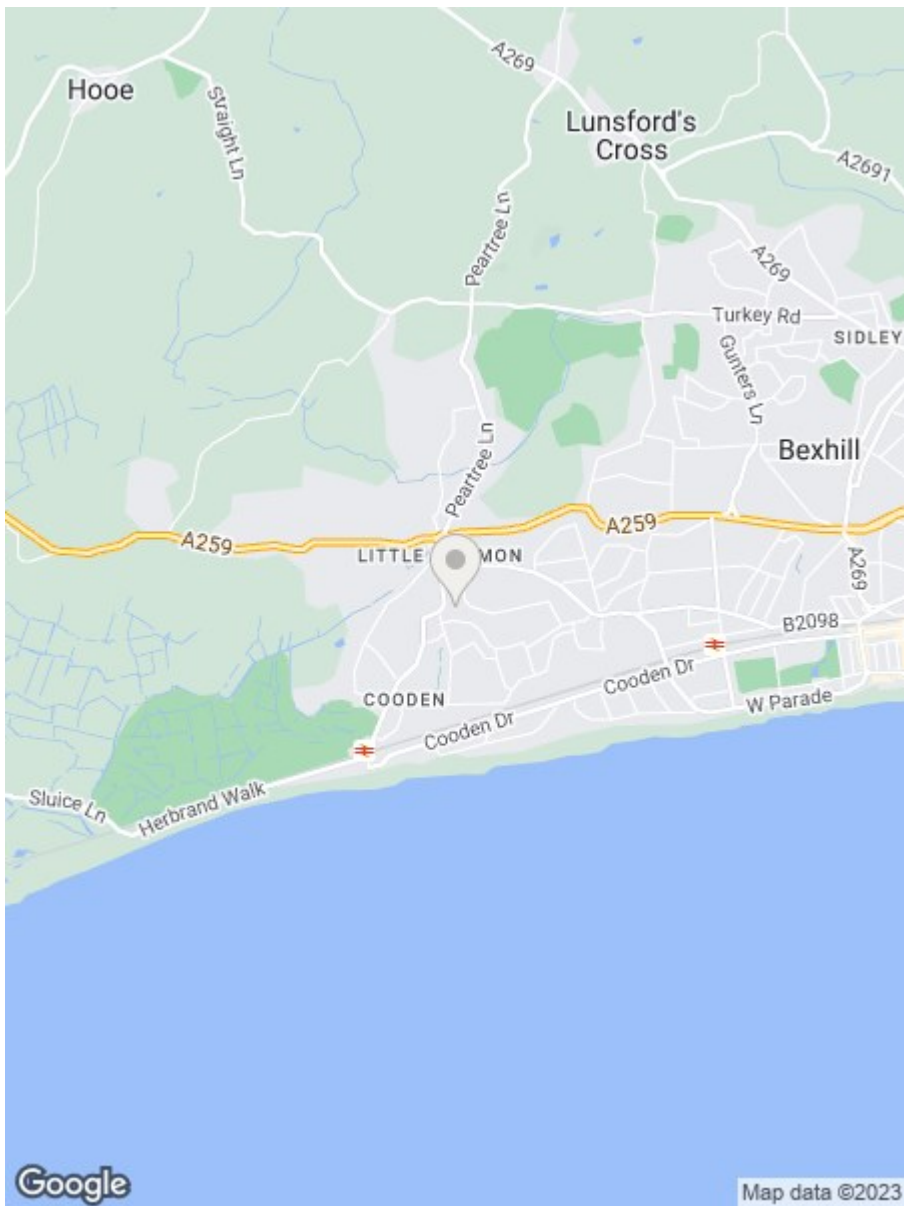


2ND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1704 sq.ft. (158.3 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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