

**RUSH  
WITT &  
WILSON**



**14 Gleneagles Close, Bexhill-On-Sea, East Sussex TN40 1UH  
£325,000**

**A beautifully presented spacious two double bedroom detached house with excellent extension potential, planning permission and approval have been granted RR/2020/2003/P, gas central heating system with new boiler, double glazed windows and doors, new kitchen/breakfast room and bathroom, cul-de-sac location, private front, rear and side gardens, single garage. Viewing come highly recommended by Rush Witt & Wilson, Sole Agents.**



**Entrance Hall**

With single radiator, entrance door.

**Living Room**

12'5 x 10'7 (3.78m x 3.23m )

Double radiator, window to front elevation.

**Kitchen/Breakfast Room**

13'10 x 8'7 (4.22m x 2.62m)

Brand new kitchen comprising a range of high gloss finish, stone coloured base and wall units with single drainer sink unit with mixer tap, plumbing for washing machine, induction hob with extractor canopy and light, glass splashback, integrated oven and grill, area for table and chairs, window overlooks the rear elevation onto the rear gardens, space for fridge/freezer, built in larder cupboard, wood effect flooring, door to side.

**First Floor Landing**

Access to roof space (which has a newly fitted gas central heating and domestic hot water boiler), built-in linen cupboard.

**Bedroom One**

10'8 x 10'3 (3.25m x 3.12m )

Window to front elevation, double radiator, built-in mirror fronted sliding door wardrobe,

**Bedroom Two**

9' x 7'3 (2.74m x 2.21m )

Window to rear elevation, double radiator, built-in wardrobe cupboard with mirror fronted sliding doors.

**Bathroom**

Brand new bathroom suite comprising panelled bath with hand/shower attachment, fixing and shower curtain rail, wc with low level flush, wall mounted wash hand basin with vanity unit beneath, single radiator, obscure glass window overlooks the rear elevation, electric shaver point, single radiator.

**Outside****Front Garden**

Bricked paved driveway with parking for severely vehicles, space to erect, subject to planning permission a double garage or extensions to the side of the property.

**Garage**

With up and over door, power and light, courtesy door to the rear.

**Rear Garden**

All enclosed with fencing offering privacy and seclusion, mainly laid to lawn with well stocked raised shrub and flowerbeds, decked area for alfresco dining, access to the side gardens.

**Planning Permission Approval**

RR/2020/2003/P- This application seeks planning permission for a part two storey and part first floor side extension and single storey side extension. The proposed part two storey and part first floor extension would be to the west elevation. The two-storey element would be to the rear of the existing garage and finish in-line with the rear elevation of the main dwelling house, squaring off the north west corner of the property. At first floor level the extension would run the full length of the side (west) elevation of the main dwelling, with part of the proposal sitting above the existing garage. The extension would have an eaves and ridge height matching the existing and would be finished with brickwork and tiles matching the existing dwelling. The proposed single storey side extension would project 4m from the east side elevation and run the full depth of the dwelling. The extension would have a hipped roof and be finished with brickwork and roof tiles to match the existing dwelling.

**Side Gardens**

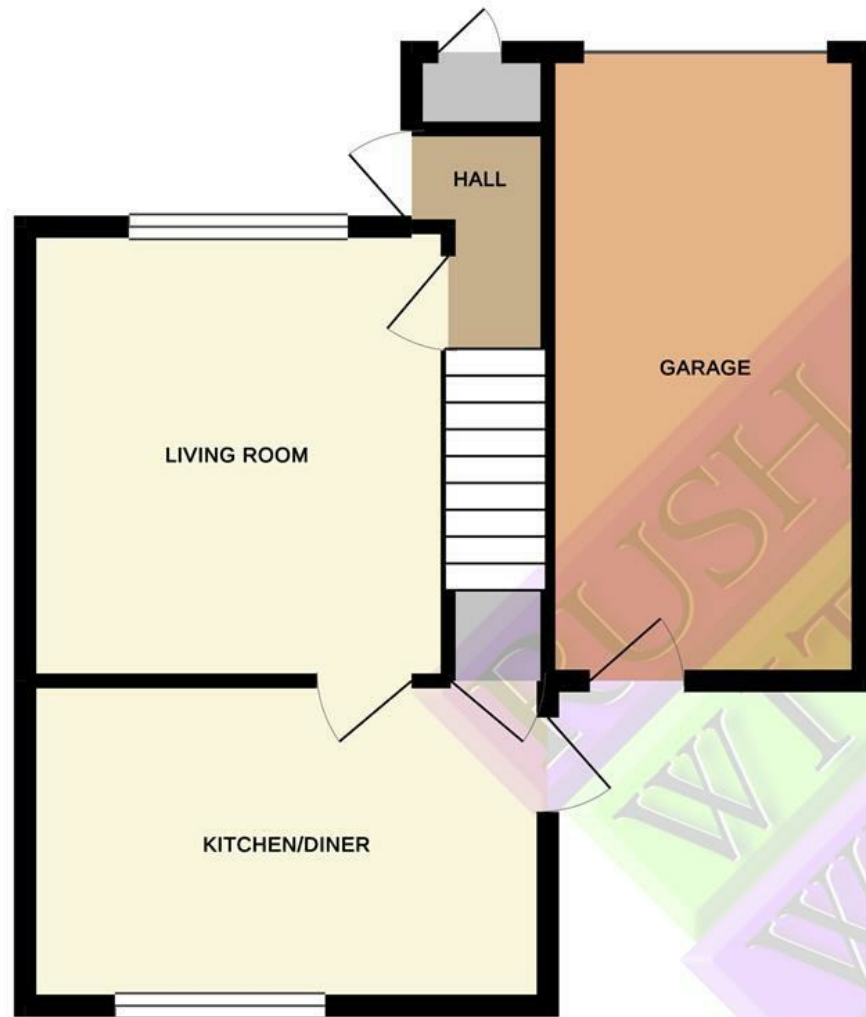
Mainly laid to lawn, gate to front, enclosed by fencing, extension potential.

**Agents Note**

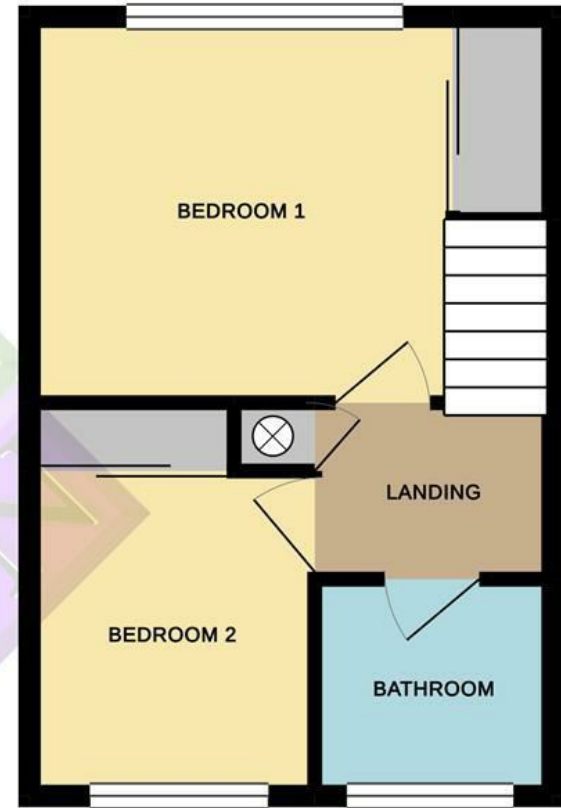
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

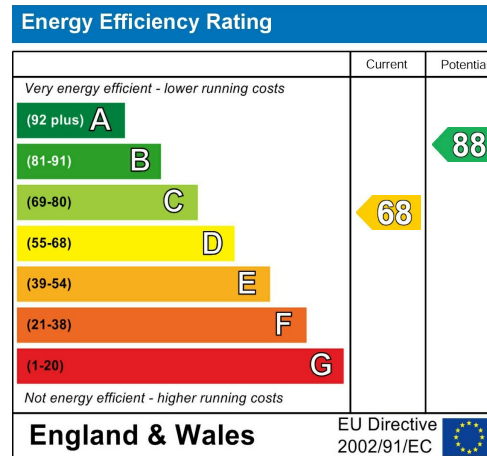


## GROUND FLOOR



## 1ST FLOOR





**RUSH  
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