

**RUSH
WITT &
WILSON**



15 Northcliffe, Bexhill-On-Sea, East Sussex TN40 1RA
Guide Price £389,950

A stunning four bedroom semi-detached house presented to a very high standard! Features include kitchen/ breakfast room, double glazed windows and doors, gas central heating system, stunning living room with orangery, downstairs cloakroom, en-suite to master bedroom, garage and parking. Viewing comes highly recommended by RWW sole agents.



Entrance Hall

Single radiator.

Cloakroom

W.C. with low level flush, corner wash hand basin with tiled splashback, single radiator and tiled floor.

Living Room

23'1 x 15'2 (7.04m x 4.62m)

Three single radiators, engineered oak flooring, French doors and windows to rear elevation, large built-in under-stairs storage cupboard.

Kitchen/Breakfast Room

15' x 8'1 (4.57m x 2.46m)

Window overlooking front elevation. Fitted kitchen comprising a range of high gloss finished base and wall units with wood block effect laminate worktops, one and a half bowl enamel sink unit with single drainer, double radiator, built-in oven and grill, ceramic hob with extractor canopy and light above, built-in fridge/freezer, concealed LED lighting, dishwasher which is integral and integrated washing machine.

First Floor Landing

Engineered oak flooring and built-in airing cupboard.

Bedroom Two

12'11 x 8'9 (3.94m x 2.67m)

Window to front elevation, single radiator.

Bedroom Three

13' x 8'7 (3.96m x 2.62m)

Window to rear elevation, single radiator.

Bedroom Four

9'10 x 6'6 (3.00m x 1.98m)

Single radiator, window to rear elevation.

Bathroom

Suite comprising panelled bath with hand shower attachment, chrome controls with tiled splash-backs, w.c. with concealed cistern, inset wash hand basin with vanity unit beneath, electric shaver point, obscure glass window to side elevation.

Second Floor Landing

Single radiator, built-in storage cupboard.

Bedroom One

27'2 x 11'7 (8.28m x 3.53m)

Two velux windows overlooking the rear elevation with beautiful views of the sea, double radiator, dressing area with double radiator.

En-Suite Shower Room

Suite comprising walk-in shower with fixed shower head attachment and chrome controls, w.c. with low level flush, pedestal wash hand basin with tiled splash-backs and double radiator. Obscure glass window to side elevation.

Front Garden

Chipped rock beds with beautifully arranged flowers and shrubs of various kinds.

Off road parking to the side.

Garage

With metal up and over door with power and light, personal door to rear.

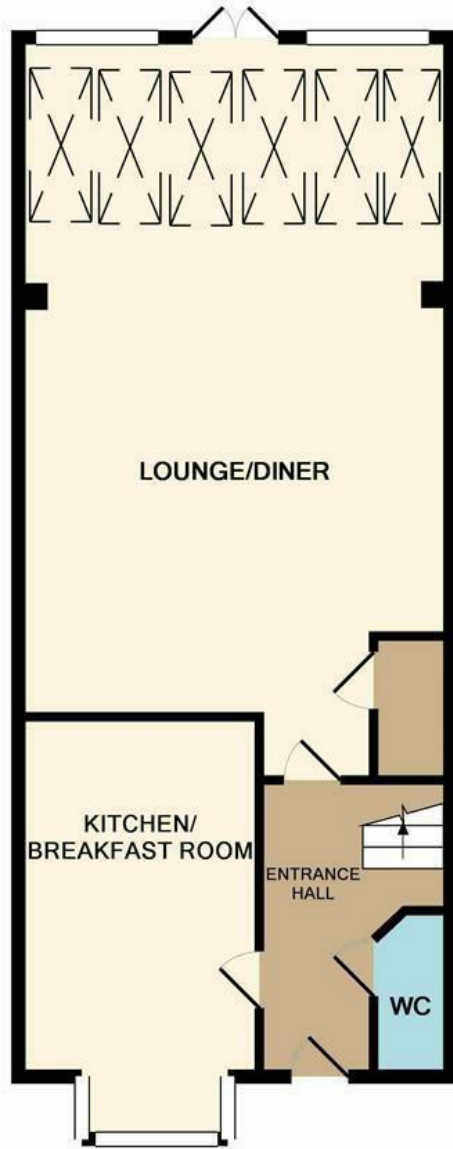
Rear Garden

Low maintenance with a patio area for alfresco dining, southerly aspect. Private and secluded and enclosed by fencing. Outside water tap. Mainly shingled, outside courtesy lights and personal door to the rear garage.

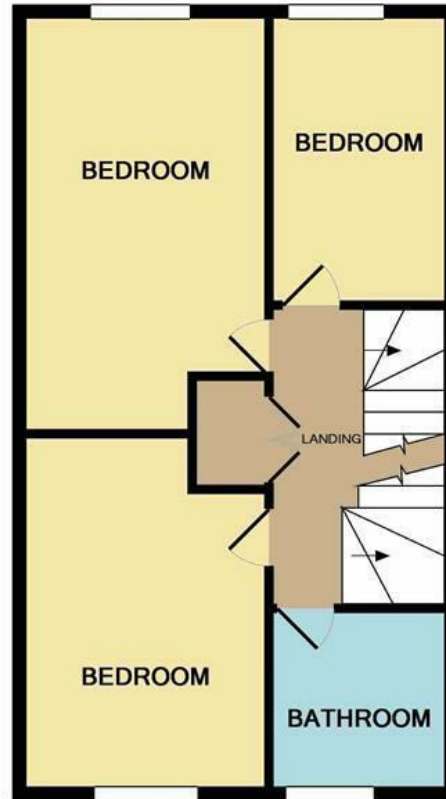
Agents Note

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.

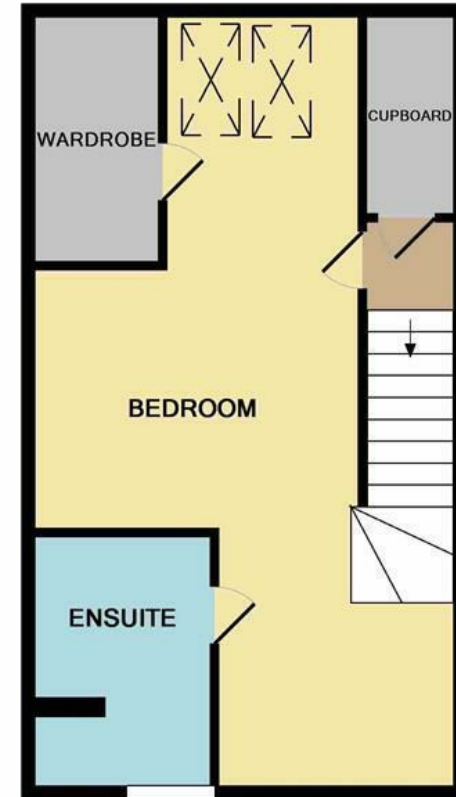




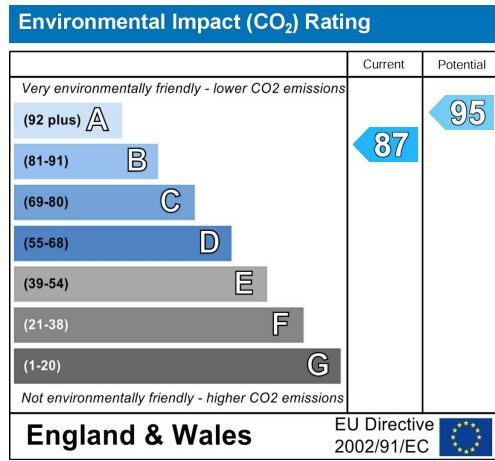
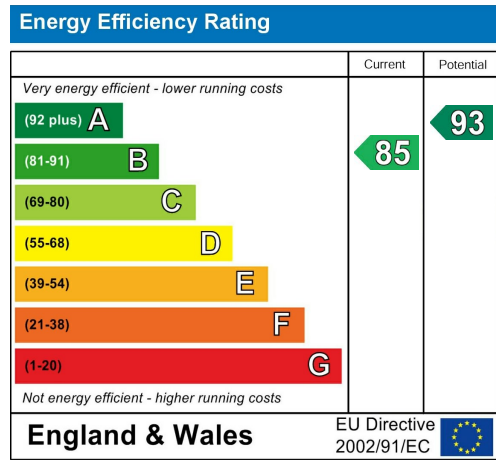
GROUND FLOOR



1ST FLOOR



2ND FLOOR



**RUSH
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WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**