

**RUSH
WITT &
WILSON**



**16 Nazareth Close, Bexhill-On-Sea, East Sussex TN40 2LF
£345,000**

An immaculately presented four bedroom semi-detached family house with integral garage, originally the show home for this small exclusive development, gas central heating system, double glazed windows and doors, downstairs cloakroom, kitchen/ breakfast room, three bathrooms (two en-suite), arranged over three floors, private front & south facing rear garden, extensive off road parking. Viewing comes highly recommended by RWW sole agents.



Entrance Hall

Double radiator, wood effect flooring.

Cloakroom

WC with low level flush, pedestal wash hand basin with tiled splash-back, double radiator, wood effect flooring.

Living Room

15'6 x 10'3 (4.72m x 3.12m)

Two double radiators, French doors lead out to rear patio and overlooks the rear garden.

Kitchen/ Breakfast Room

16'2 x 8'10 (4.93m x 2.69m)

Double radiator. Fitted 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, plumbing for washing machine and dishwasher, built-in oven and grill with gas hob, extractor canopy and light, tiled splash-backs, space for fridge/freezer, window overlooks the front elevation, double radiator, door through to the garage.

First Floor Landing

Window to the front elevation, two double radiators.

Bedroom Two

12'1 x 7'9 (3.68m x 2.36m)

Window to front elevation, double radiator.

En-Suite Shower Room

Suite comprising w.c. with low level flush, pedestal wash hand basin, double radiator, wood effect flooring, obscure glass window to rear elevation, electric shaver point, walk-in shower with chrome controls and chrome shower head.

Bedroom Three

13'5 x 8'9 (4.09m x 2.67m)

Window to front elevation, double radiator.

Bedroom Four

9'7 x 8'7 (2.92m x 2.62m)

Double radiator, window to rear elevation.

Family Bathroom

Suite comprising panelled bath with hand shower attachment and fixing, w.c. with concealed cistern, inset wash hand basin with vanity unit beneath, double radiator, wood effect flooring, obscure glass window to side elevation, half height wall tiling and an electric shaver point.

Second Floor Landing

Master Bedroom Suite

18'7 x 12'3 (5.66m x 3.73m)

Double radiator, window to front elevation.

Dressing room area.

En-Suite Shower Room

Suite comprising walk-in shower with chrome shower controls and shower head, w.c. with low level flush, pedestal wash hand basin, double radiator, part tiled walls, wood effect flooring, obscure glass window which overlooks the rear elevation.

Outside

Front Garden

Mainly laid to lawn with some trees to the side elevation, excellent width plot offering extensive off road parking for several vehicles, wrought iron railings enclose the garden, large shrubbery bed which is well stocked with pathway to the front door. Side access available.

Rear Garden

Southerly facing and has been designed for low maintenance in mind and is mainly laid to patio, large summer house and all enclosed by fencing to all sides, gate leads to the front off road parking, corner raised shrubbery bed which is well stocked.

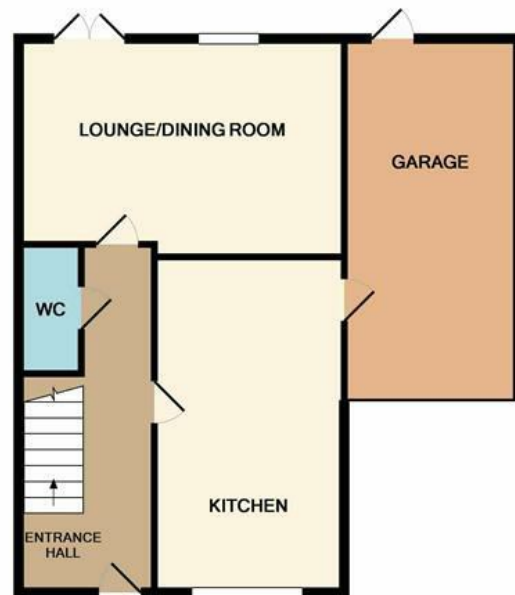
Integral Garage

Single garage with a roller door and personal door to the rear with power and light and door into the kitchen.

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
APPROX. FLOOR
AREA 541 SQ.FT.
(50.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 536 SQ.FT.
(49.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 285 SQ.FT.
(26.5 SQ.M.)
TOTAL APPROX. FLOOR AREA 1362 SQ.FT. (126.6 SQ.M.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	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	EU Directive 2002/91/EC

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