

**RUSH  
WITT &  
WILSON**



**7 Renown Close, Bexhill-On-Sea, East Sussex TN40 2LQ  
£475,000**

**A beautifully presented modern four bedroom detached chalet style house, two ground floor bedrooms with shower room, two first floor bedrooms with bathroom, cul-de-sac location, gas central heating system, versatile accommodation, double glazed windows and doors, single garage, private front and rear gardens, viewing comes highly recommended by RWW Bexhill sole agents. Council Tax Band E.**



**Entrance Porch**

Window and door to the front elevation.

**Entrance Hallway**

Built in cloaks cupboard, double radiator.

**Living Room**

18'5" x 12'1" (5.62 x 3.69)

French doors and windows overlook the rear garden, two double radiators, further window to the side elevation, real flame gas coal effect fire set in ornate fireplace.

**Kitchen/Breakfast Room**

12'11" x 11'1" (3.95 x 3.39)

Window overlooks the rear elevation onto the rear garden, door to side, area for table and chairs, double radiator, built in larder cupboard, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer composite sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, gas hob with extractor canopy and light and oven and grill beneath, tiled splashbacks.

**Bedroom Three**

11'11" x 10'1" (3.65 x 3.09)

Window to the front elevation, single radiator, built in wardrobe/storage cupboard.

**Bedroom Four/Study**

7'4" x 7'3" (2.24 x 2.21)

Single radiator, window to the side elevation.

**Shower Room**

Suite comprising walk in shower with chrome controls and showerhead, wc with low level flush, pedestal mounted wash hand basin with tiled splashback, obscured glass window to the front elevation, single radiator.

**First Floor Landing**

Window to the side elevation, velux window to the rear, single radiator, built in linen cupboard.

**Bedroom One**

14'1" x 12'6" (4.30 x 3.82)

Window to the front elevation, double radiator, built in wardrobe cupboards, door with access to Jack and Jill bathroom.

**Bedroom Two**

10'9" x 11'2" (3.30 x 3.41)

Window to the front elevation, single radiator.

**Jack and Jill Bathroom**

Suite comprising panelled bath, wc with low level flush, pedestal mounted wash hand basin, single radiator, tiled splashbacks, velux windows to the rear, door to bedroom one and door to hallway.

**Outside****Front Garden**

Designed with low maintenance in mind, neatly kept hedging and pathways to front entrance door and side access, driveway is to the side of the property leading to the single garage.

**Single Garage**

Electrically operated up and over door, power and light, eaves storage is available, space for tumble dryer and other white goods.

**Rear Garden**

Mainly laid to lawn with flower and shrub beds, well stocked with mature shrub, plants and flowers of various kinds, greenhouse, timber framed shed, outside water tap.

**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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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