RUSH WITT & WILSON

16 Jarvis Brook Close, Bexhill-On-Sea, East Sussex TN39 3UQ

£335,000

Rush Witt & Wilson are proud to present this beautifully maintained three-bedroom mid-terraced family home, ideally situated in the highly desirable Cooden area of Bexhill. The ground floor offers a spacious, dual-aspect living room, a modern downstairs cloakroom, a well-appointed kitchen, separate utility room, and a UPVC conservatory overlooking the garden—perfect for year-round enjoyment.
Upstairs, you'll find three generously sized bedrooms and a contemporary family bathroom.
Additional benefits include gas central heating, double-glazed windows and doors throughout, and ample storage. Externally, the property boasts private front and westerly-facing rear gardens, off-road parking for two vehicles, and a garage. This is a fantastic opportunity to secure a quality home in a prime location. Viewing is highly recommended.

Entrance Hallway
Entrance door, obscured glass window to the side.

Cloakroom
Obscured glass window to the front, wc with low level flush, wall mounted wash hand basin, double radiator, half height wall tiling.

Living Room
26'1 x 12'2 (7.95m x 3.71m)
Window to the front elevation, wood flooring, two double radiators, beautiful ornate stone fireplace, French doors lead to the conservatory, understairs storage cupboard.

Conservatory
14'5 x 11'6 (4.39m x 3.51m)
Upvc double glazed construction and overlooks the westerly facing rear garden, French doors to the side that lead out onto the patio area, two wall mounted electric radiators.

Kitchen
10'11 x 7'8 (3.33m x 2.34m)
Window to the rear and door leading out to the rear garden, double radiator, modern fitted kitchen comprising a range of base and wall units, straight edge worktops, one and a half bowl single drainer sink unit with mixer tap, integrated dishwasher, space for fridge/freezer, concealed lighting, tiled splashbacks, integrated oven and grill with induction hob, extractor canopy and light, brush stainless steel splashbacks.

Utility Room
Laminate straight edge worktops, plumbing for washing machine, space for tumble dryer, wall units, shelving, power and light and partially uses the rear of the garage but the garage area itself can easily reinstated if required.

First Floor

Landing
Access to the roof space.

Bedroom One
13'5 x 8'4 (4.09m x 2.54m)
Window to the rear westerly elevation, double radiator, fitted wardrobe cupboard and drawers.

Bedroom Two
10'10 x 9'11 (3.30m x 3.02m)
Window to the rear westerly elevation, double radiator.

Bedroom Three
8'9 x 9'2 (2.67m x 2.79m)
Window to the front elevation, double radiator.

Bathroom
Obscured glass window to the front elevation, modern suite comprising shower/bath with chrome controls, chrome showerhead, shower screen, wc with low level flush, pedestal wash hand basin, chrome heated towel rail, built-in cupboard.

Outside

Front Garden
This has been predominately designed for off road parking in mind and comprises brick paved area for two vehicles, outside lighting, attractive flower bed which runs to the side of the driveway.

Rear Garden
Westerly facing with a patio area for alfresco dining, mainly laid to lawn area to the rear with shrubbery and trees, all enclosed with fencing to all sides offering privacy and seclusion, rear gate and outside water tap.

Garage
The utility room partially uses the rear of the garage with light, power, wall mounted gas central heating domestic hot water boiler.

Agents Note
Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

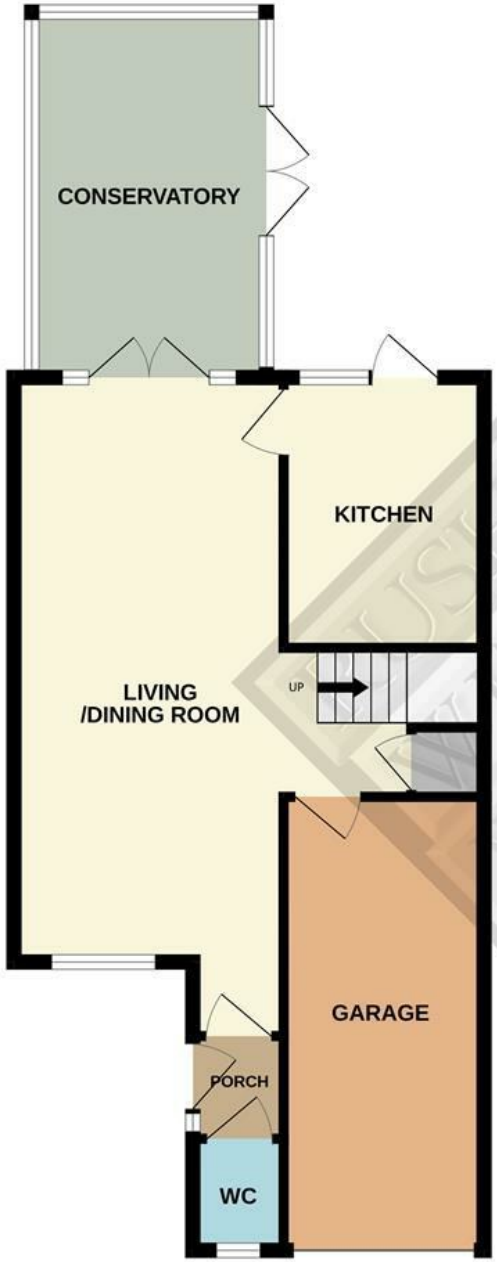
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

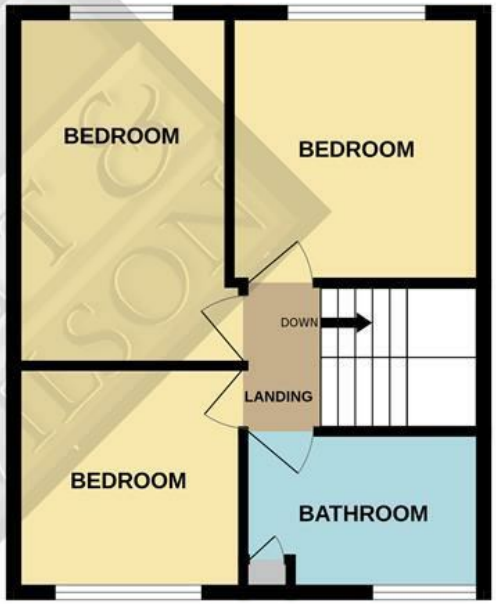
4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

GROUND FLOOR
653 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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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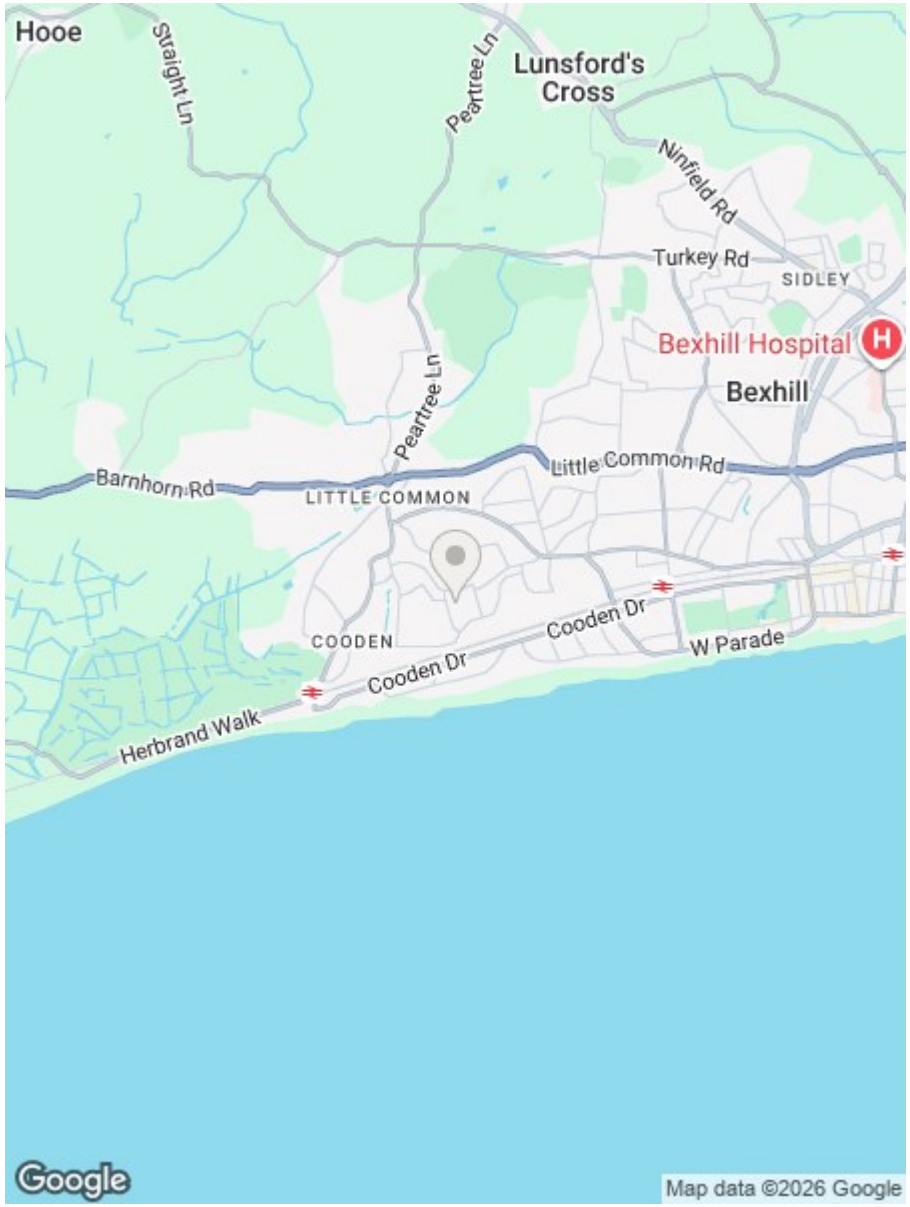

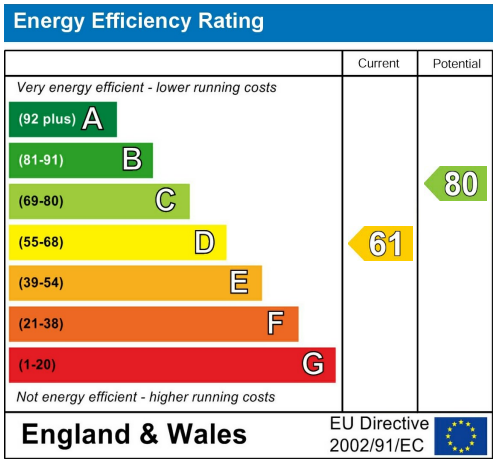

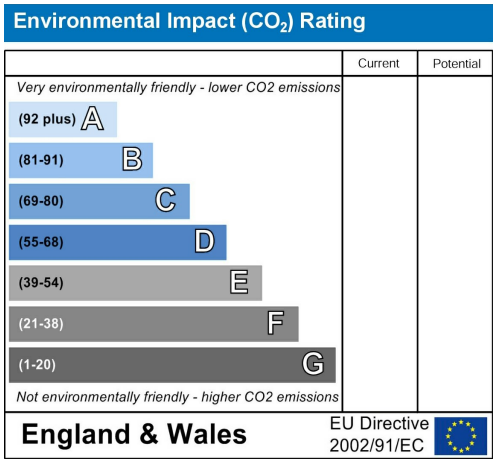

RUSH WITT & WILSON

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