

**RUSH
WITT &
WILSON**



**12 Glebe Close, Bexhill-On-Sea, East Sussex TN39 3UY
£310,000**

A well presented, bright and spacious, three bedroom semi detached house situated in the highly sought after area of Cooden Bexhill, the property comes with modern kitchen and bathroom, gas central heating system, double glazed windows and doors, downstairs cloakroom, garage, sun room, private front and rear gardens, VACANT POSSESSION, viewing comes highly recommended by RWW.



Entrance Porch

With two built in storage cupboards.

Entrance Hallway

With entrance door, double radiator, built in cloaks cupboard, door to garage.

Cloakroom

WC with low level flush, wall mounted wash hand basin, single radiator.

Living Room

19'8 x 13'8 (5.99m x 4.17m)

Window to rear elevation, two double radiators, French doors lead to sunroom.

Sunroom

7'7 x 8'2 (2.31m x 2.49m)

Single radiator, window to rear and side elevations, door to side.

Kitchen

9'10 x 7'6 (3.00m x 2.29m)

Modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, integrated oven and grill with gas hob, glass splashback, extractor canopy and light, laminate wood flooring.

First Floor Landing

Access to roof space, airing cupboard.

Bedroom One

14'3 x 11' (4.34m x 3.35m)

Window to rear elevation with distance sea views, single radiator.

Bedroom Two

13'1 x 13'4 (3.99m x 4.06m)

Single radiator and window to rear elevation. Single radiator.

Bedroom Three

10'8 x 8'5 (3.25m x 2.57m)

Window to rear elevation, single radiator.

Bathroom

Modern suite comprising panelled bath, wc with low level

flush, pedestal wash hand basin, heated chrome towel rail, walk in shower cubicle with chrome controls and chrome shower head, obscure glass window to the front elevation, tiled walls.

Outside**Front Garden**

Mainly laid to lawn with some shrubbery.

Garage

Metal up and over door, power and light, personal door to side, modern gas central heating and domestic hot water boiler, plumbing for washing machine.

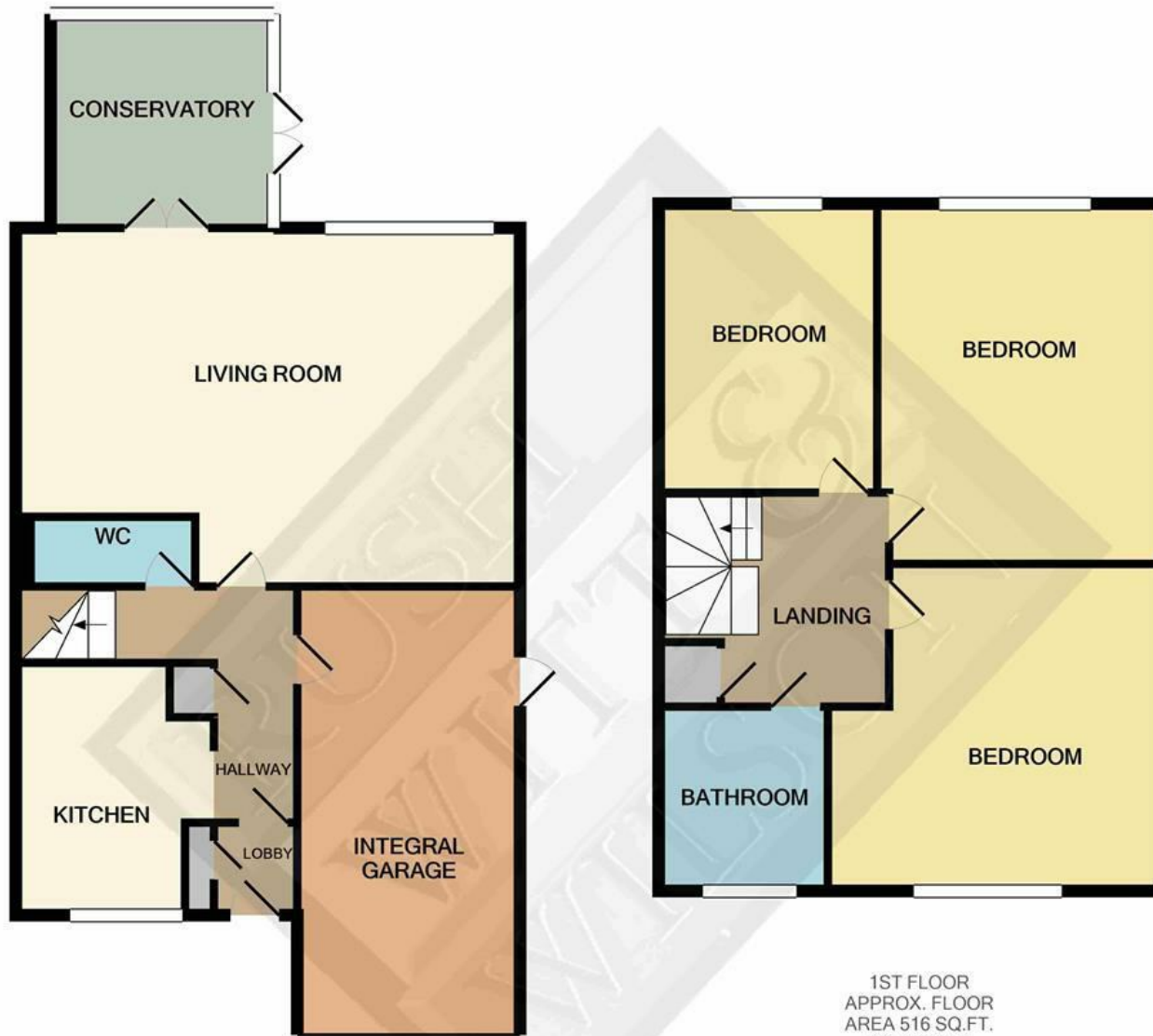
Rear Garden

Mainly laid to lawn, all enclosed with fencing to all sides, Polly shed, shrubbery, patio area for alfresco dining, side access is available.

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.



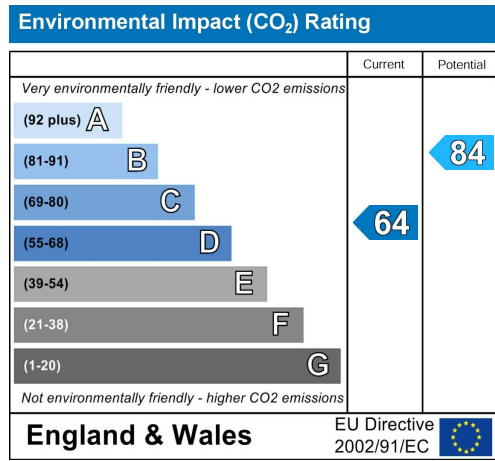
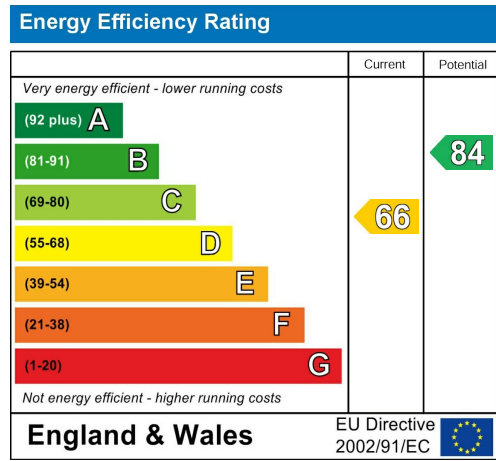


GROUND FLOOR
 APPROX. FLOOR
 AREA 625 SQ.FT.
 (58.1 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 516 SQ.FT.
 (48.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1142 SQ.FT. (106.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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