

RUSH
WITT &
WILSON



**19 Watergate, Bexhill-On-Sea, East Sussex TN39 5ED
£339,950**

SOLD PRIOR TO MARKETING

A beautiful, built 2021, three bedroom semi-detached house with accommodation comprising kitchen/breakfast room, living room, downstairs cloakroom, en-suite to the master bedroom and an additional family bathroom. Other benefits include private front and rear gardens, gas central heating system, double glazed windows and doors, remainder of the builders guarantee. Outside of the property there are private front and rear gardens and off road parking for two vehicles. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.



Entrance Hall

Entrance door, single radiator, understairs storage cupboard.

Cloakroom

Wc with low level flush, pedestal wash hand basin with splashback, single radiator, obscure glass window to the front elevation.

Living Room

16'8 x 14'6 (5.08m x 4.42m)

Window overlooking the rear elevation, French doors leading out onto the rear garden, double radiator.

Kitchen/Breakfast Room

12'5 x 9'7 (3.78m x 2.92m)

Window to the front elevation, fitted kitchen comprising a range of base and wall units with laminate marble effect worktops, one and a half bowl single drainer sink unit with mixer tap, plumbing for dishwasher, integrated oven and grill with gas hob, brush stainless steel splashback, extractor canopy with light, plumbing for washing machine, single radiator, space for fridge/freezer.

First Floor**Landing**

Access to roof space, built-in over-stairs cupboard.

Bedroom One

15'9 x 9'7 (4.80m x 2.92m)

Window to the rear elevation, single radiator.

En-Suite

Walk-in shower cubicle with chrome controls and showerhead, rainfall shower, wc with low level flush, pedestal wash hand basin, single radiator, half height wall tiling.

Bedroom Two

10'9 x 9'10 (3.28m x 3.00m)

Single radiator, window to the front elevation.

Bedroom Three

11' x 7' (3.35m x 2.13m)

Window to rear elevation, radiator.

Family Bathroom

Suite comprising panelled bath with wall mounted electric shower controls and showerhead, panelled bath with wall mounted electric shower unit controls and showerhead, wc with low level flush, pedestal wash hand basin, single radiator, obscure glass window to the front elevation, half height wall tiling.

Outside**Front Garden**

Mainly laid to lawn with a neat hedge, off road parking for two vehicles to the side.

Rear Garden

Mainly laid to lawn with patio area for alfresco dining, all enclosed with a combination of walls and fencing to all sides offering some privacy and seclusion.

Maintenance

We have been advised there is a annual maintenance cost for communal areas, this is £340.

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).

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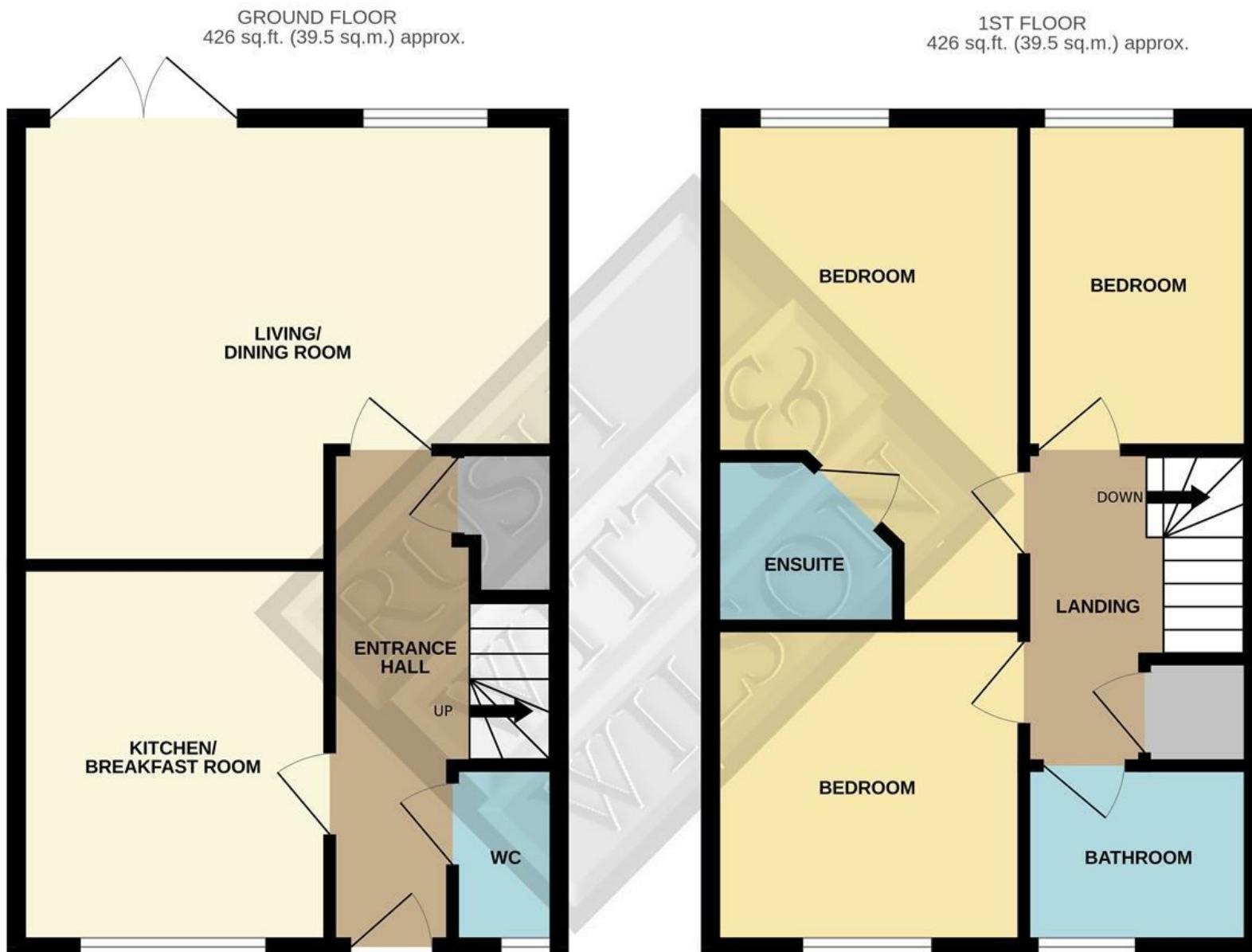
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4. VAT: The VAT position relating to the property may change without notice.

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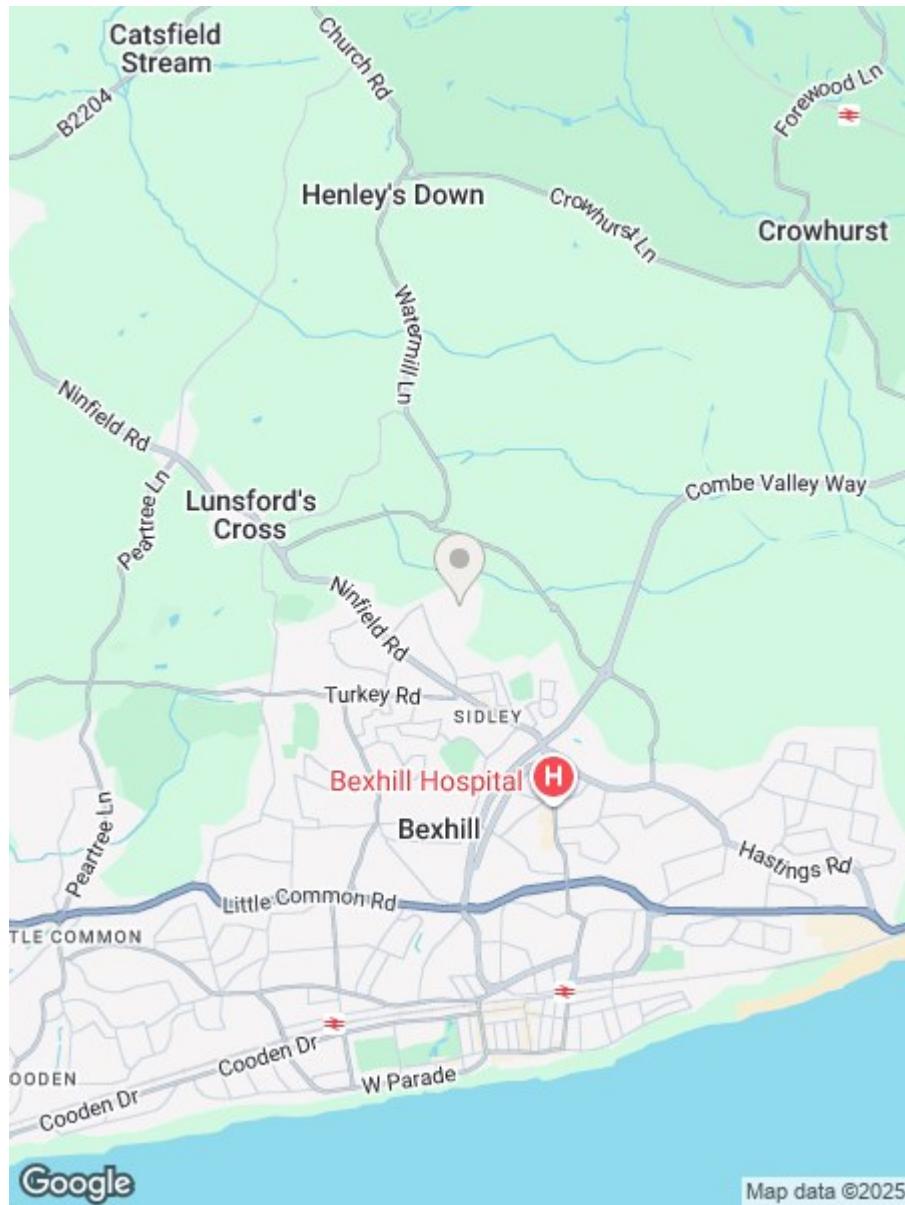




TOTAL FLOOR AREA : 851 sq.ft. (79.1 sq.m.) approx.

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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Residential Estate Agents
Lettings & Property Management



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		96
(81-91) B	84	
(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	

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	

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