

**RUSH  
WITT &  
WILSON**



**7 Snowdrop Way, Bexhill-On-Sea, East Sussex TN40 2GE  
£359,000 Freehold**

**Beautifully presented four bedroom semi-detached family home situated in the popular new development in Bexhill, built in 2021 (tbc) and offering bright and spacious accommodation throughout the property comprises entrance hall, stunning living/dining room, modern fitted kitchen, four bedrooms with the main benefiting from an en-suite, separate wc and family bathroom. Other internal benefits include gas central heating to radiators, double glazed windows and doors throughout and ample storage space available. Externally the property boasts off road parking for multiple vehicles, private rear garden and garage. Viewing comes highly recommended by Rush Witt & Wilson, Bexhill.**



**Entrance Door**

Opening to:

**Hallway**

Radiator and stairs rising to the first floor.

**Living/Dining Area**

17'5 x 15'7 (5.31m x 4.75m)

Double glazed French doors giving access onto the rear garden with additional double glazed windows, three double radiators and storage space available.

**Kitchen**

9'3 x 8'2 (2.82m x 2.49m)

Window to front elevation, modern fitted kitchen with a range of matching wall and base level units, laminate straight edge worktop surfaces, one and a half bowl sink with drainer and mixer tap, integrated electric oven, dishwasher and washing machine, built-in fridge and freezer.

**Cloakroom**

Obscured double glazed window to the front, suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, radiator.

**First Floor**

**Landing**

Doors off to the following:

**Bedroom One**

12'7 x 10'4 (3.84m x 3.15m)

Double glazed window to the front elevation, double radiator, built-in wardrobe cupboards.

**En-Suite**

Modern suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, walk-in shower cubicle with chrome wall mounted shower controls, shower attachment and shower head, heated towel rail, obscured double glazed window to the front elevation.

**Bedroom Two**

14'2 x 12'1 (4.32m x 3.68m)

Double glazed window to the front elevation, double radiator.

**Bedroom Three**

10'6 x 9'0 (3.20m x 2.74m)

Double glazed window to the rear elevation, radiator.

**Bedroom Four**

7'6 x 6'5 (2.29m x 1.96m)

Double glazed window to the rear elevation, radiator.

**Family Bathroom**

Suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, panelled bath with chrome controls with additional chrome hand shower attachment, radiator, part tiled walls.

**Outside**

**Front Garden**

Small area of lawn.

**Private Rear Garden**

Mainly laid to lawn with patio areas suitable for alfresco dining, enclosed to all sides with fencing and built-up brick wall offering privacy and seclusion.

**Off Road Parking**

To the front of the property.

**Garage**

External access door available.

**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:

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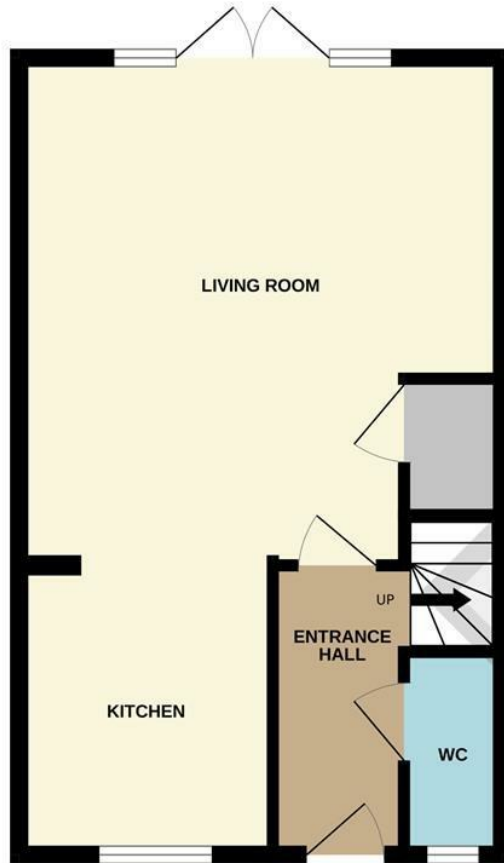
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4. VAT: The VAT position relating to the property may change without notice.

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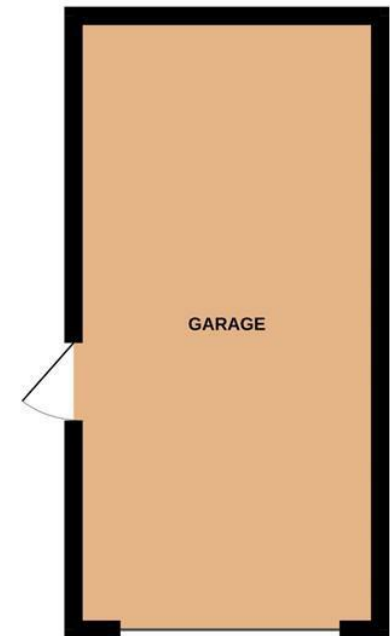
GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
512 sq.ft. (47.5 sq.m.) approx.

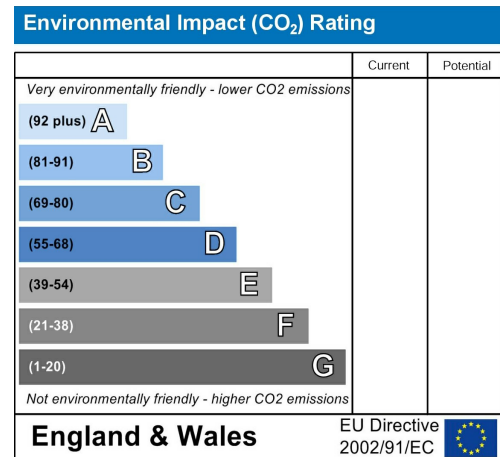
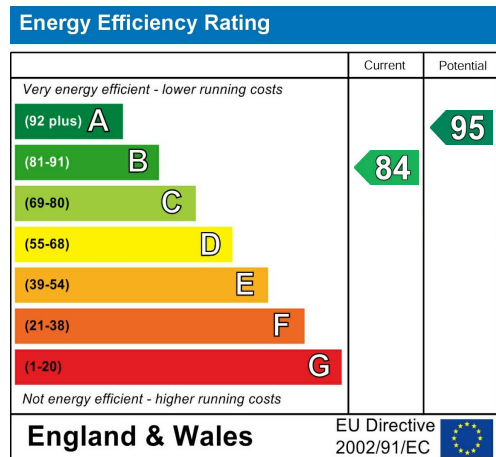
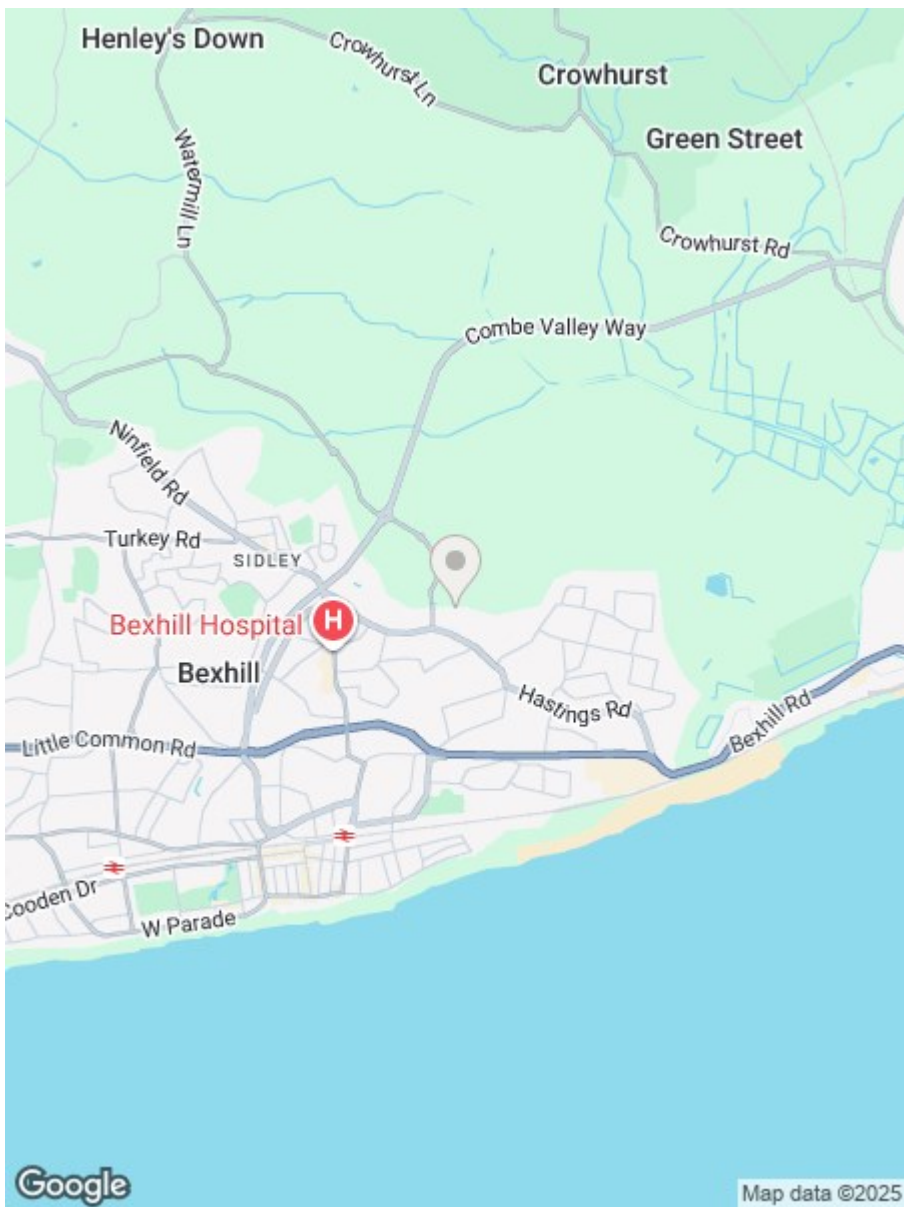


DETACHED GARAGE  
195 sq.ft. (18.1 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.7 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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