

**RUSH  
WITT &  
WILSON**



**17 Northcliffe, Bexhill-On-Sea, East Sussex TN40 1RA  
£389,000**

**A stunning four bedroom town house presented to a very high standard with sea views! Features include beautiful kitchen/ breakfast room, double glazed windows and doors, gas central heating system with nest controls, stunning living room with orangery section, downstairs cloakroom, family bathroom, en-suite to master bedroom, security alarm system, private front and south facing rear garden, spacious garage with electrically operated door and off road parking. Viewing comes highly recommended by RWW sole agents.**



**Entrance Hall**

Entrance hallway with composite entrance door, wood effect flooring, security alarm system, single radiator.

**Cloakroom**

WC with low level flush, single radiator, corner wash hand basin with tiled splashbacks, wood effect flooring.

**Lounge/Dining Room**

25'3 x 15'2 (7.70m x 4.62m)

Double and single radiator, Hive thermostat for gas central heating system, wood effect flooring, large under stairs storage cupboard, windows overlooking the southerly rear elevation with French doors leading out onto the patio, glass roof with electrically operated Caribbean awning.

**Kitchen/Breakfast Room**

14'10 x 8'2 (4.52m x 2.49m)

Bay window to the front elevation, modern fitted kitchen comprising a range of high gloss white finished base and wall units with laminate wood block effect worktops, gas hob, brushed stainless steel splash back with matching extractor canopy with light, integrated oven and grill, American style Samsung fridge/freezer, chrome heated towel rail, integrated dishwasher, one and half bowl single drainer sink unit with mixer tap, half height wall tiling, built in washing machine/ dryer, additional base unit with white straight edge worktop with handleless door.

**First Floor Landing**

Built in doubled door airing cupboard.

**Bedroom Two**

12'7 x 8'3 (3.84m x 2.51m)

Single radiator, built in wardrobe cupboards, windows to the rear southerly elevation with sea views.

**Bedroom Three**

10'5 x 8'5 (3.18m x 2.57m)

Window to the front elevation, single radiator, fitted wardrobe cupboards.

**Bedroom Four**

9'3 x 6'8 (2.82m x 2.03m)

Window to the rear elevation with sea views, single radiator, fitted Sharpes desk with drawers and filing cabinets, fitted shelving, fitted Sharpes shelving, currently used as a study.

**Family Bathroom**

Suite comprising WC with concealed cistern with vanity unit beneath, tiled splash-backs, electric shaver point, panelled bath with Aqualisa thermostatic shower with glass shower screen, partly tiled walls, wood effect flooring, obscure glass window overlooks the front elevation, double radiator.

**Second Floor Landing**

Single radiator, storage cupboard.

**Bedroom One**

22'10 x 11'4 (6.96m x 3.45m)

Two Velux windows overlook the southerly rear elevations with stunning sea views, two double radiators, built in wardrobe cupboards with mirror.

**En-Suite Shower Room**

Walk in double width shower cubicle with Aqualisa thermostatic shower, fixed chrome rainfall shower head and sliding doors, tiled splashbacks, pedestal wash hand basin with vanity unit beneath, tiled splashbacks, WC with low level flush, additional matching vanity unit with two cupboards and two drawers, heated chrome towel rail, obscured glass window overlooks the front elevation with plantation shutters, wood effect flooring.

**Outside**

Off road parking to the side of the property en-bloc.

**Front Garden**

Mainly laid with chip stone and low maintenance boarders, with neatly planted boarders.

**Rear Garden**

South facing with beautiful patio area for alfresco dining, timber framed shed with power and light, astro turf area for low maintenance, exterior lighting, all enclosed with fencing to all sides, out side power point, outside tap, gate to the rear, Caribbean awning.

**Garage-En-Bloc**

With electrically operated up and over door, with ample storage space, fitted shelving power and light.

**Off Road Parking**

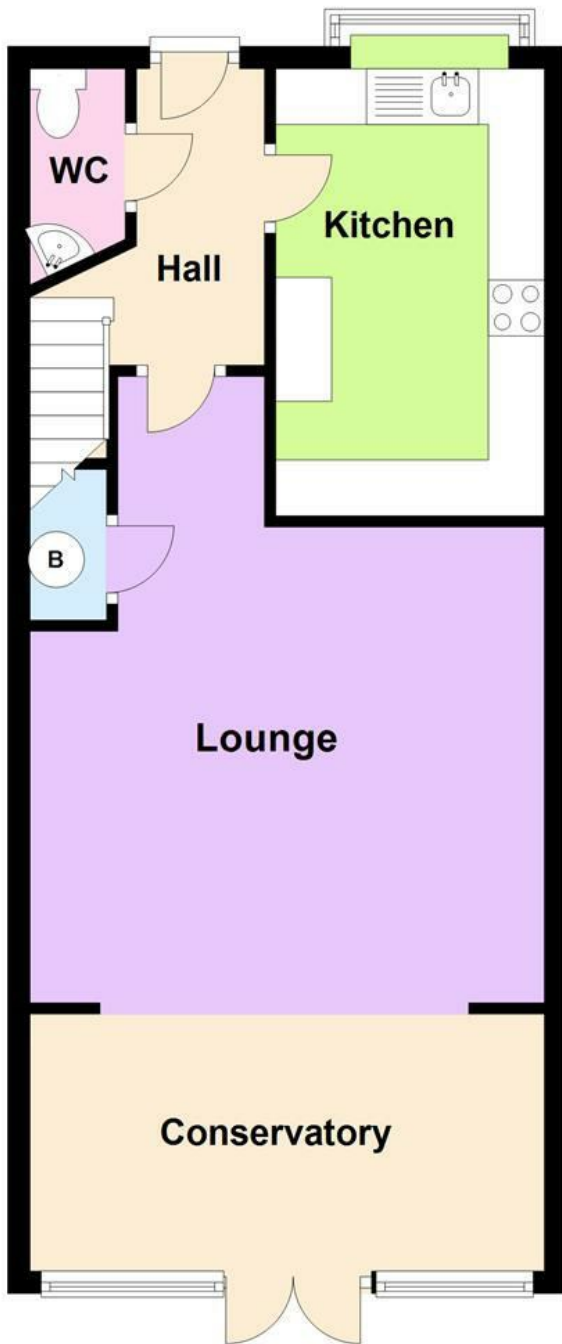
Space to the front of garage

**Agents Note**

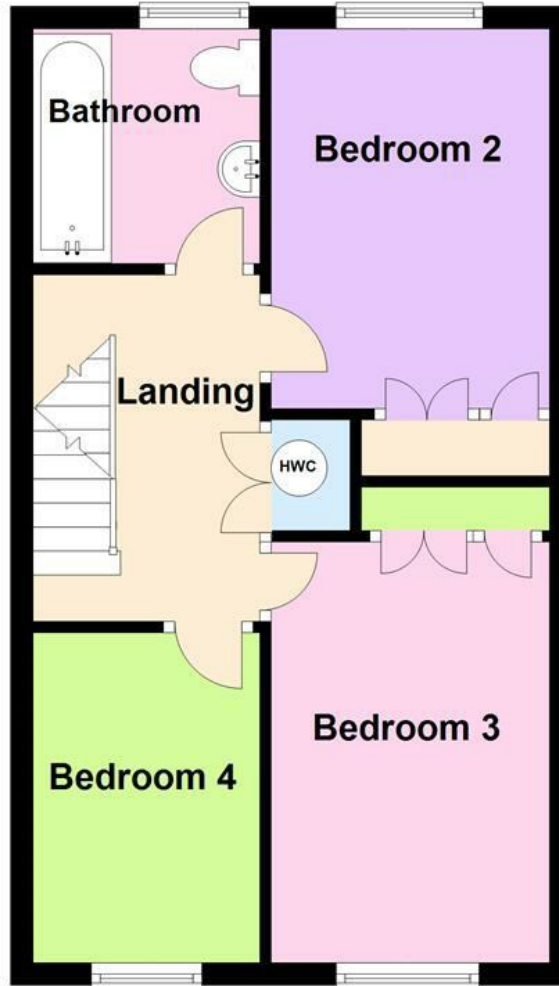
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



**Ground Floor**

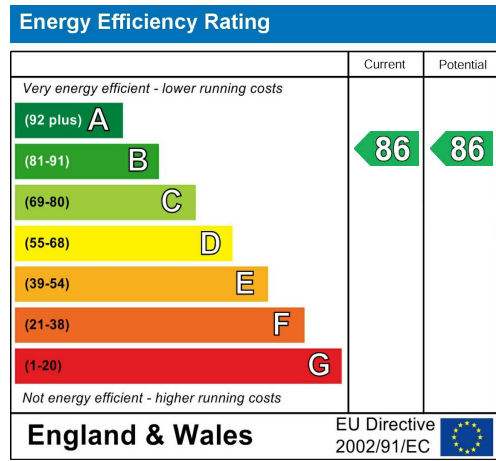
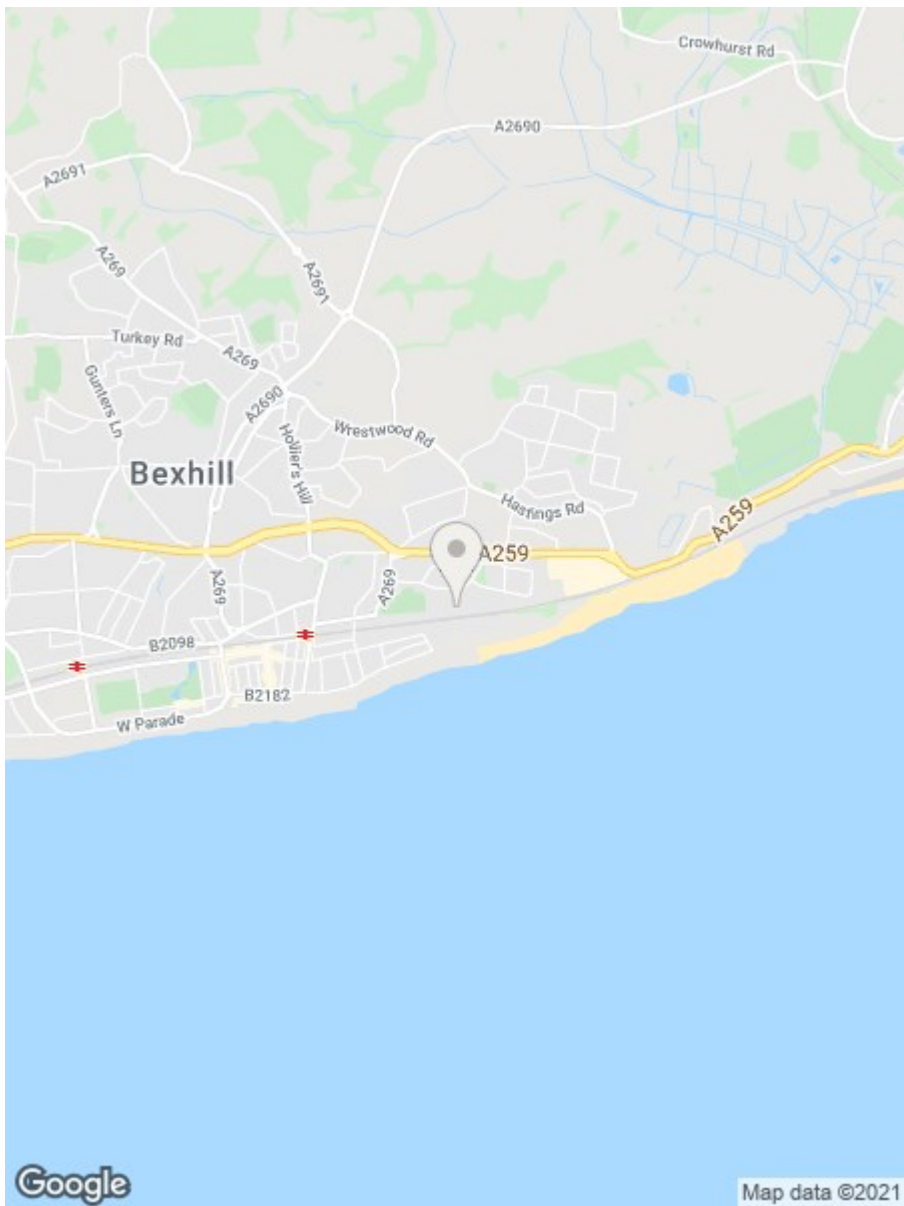


**First Floor**



**Second Floor**





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