

**RUSH  
WITT &  
WILSON**



**5 Bluebell Close, Bexhill-On-Sea, East Sussex TN40 2FT  
£293,950**

**An extremely well presented two bedroom mid-terrace house situated in this quiet cul de sac location, within easy access of local schools, Ravenside Retail Park, Bexhill Seafront & Bexhill Town Centre. Offering bright and spacious accommodation throughout, the property comprises, entrance hall, downstairs cloakroom, modern fitted kitchen with integrated appliances, open plan living/dining room all to the ground floor whilst to the first floor there are two double bedrooms and a family bathroom. Externally, the property boasts south facing landscaped rear garden and two private allocated parking spaces, remainder of 10 year NHBC Cert. Viewing comes highly recommended by Rush Witt And Wilson Bexhill. Council Tax Band B.**



### **Entrance Hall**

Entrance door leads into hallway with radiator, laminate flooring, 'Ring' alarm and doorbell system.

### **Downstairs Cloakroom**

Obscured double glazed window to the front elevation with fitted blind, radiator, wc with low level flush, pedestal mounted wash hand basin with mixer tap and tiled splashback, laminate flooring.

### **Open Plan Living/Dining/Kitchen**

21'10" x 13'3" (6.65m x 4.04m)

Double glazed window to the front elevation with fitted blind, double glazed French doors and double glazed windows to the rear elevations giving access onto the rear garden, radiator, laminate flooring, under stairs storage cupboard housing the electric consumer unit. Kitchen comprising matching wall and base level units with worktops, stainless steel sink unit with drainer and mixer tap, integrated Bosch gas hob with Indesit extractor hood above, integrated Indesit oven, integrated Bosch fridge/freezer, integrated Bosch dishwasher, integrated Bosch washer/dryer, inset ceiling spotlights, Baxi Assure combination boiler.

### **First Floor Landing**

#### **Bedroom One**

13'3" x 13'2" (4.04m x 4.01m)

Two double glazed window to the front elevation with fitted blinds, radiator, access to loft space.

#### **Bedroom Two**

13'3" x 9'7" (4.04m x 2.92m)

Double glazed window to the rear elevation with fitted blind, radiator.

### **Bathroom**

Modern white bathroom suite comprising panelled enclosed bath with chrome thermostatic control, shower attachment and glass shower screen, wc with low level flush, pedestal mounted wash hand basin with chrome mixer tap, part tiled walls, white heated towel rail, shaver point, vanity mirror, inset ceiling spotlights.

### **Outside**

#### **Rear Garden**

South facing rear garden comprising a patio area, the rest of

the garden is mainly laid to lawn with pathway, low maintenance boarders, water feature, garden shed with power, outside lighting, outside tap and outside power point, the garden is enclosed with fencing to all sides, gated rear access leading to two private parking spaces.

### **Two Allocated Parking Spaces**

Located at the back of the property.

### **Property Warranty**

\* The property has a 2 year builders warranty period that expires on 28/03/2024, after which an 8 year NHBC warranty will be in place.

### **Agents Note**

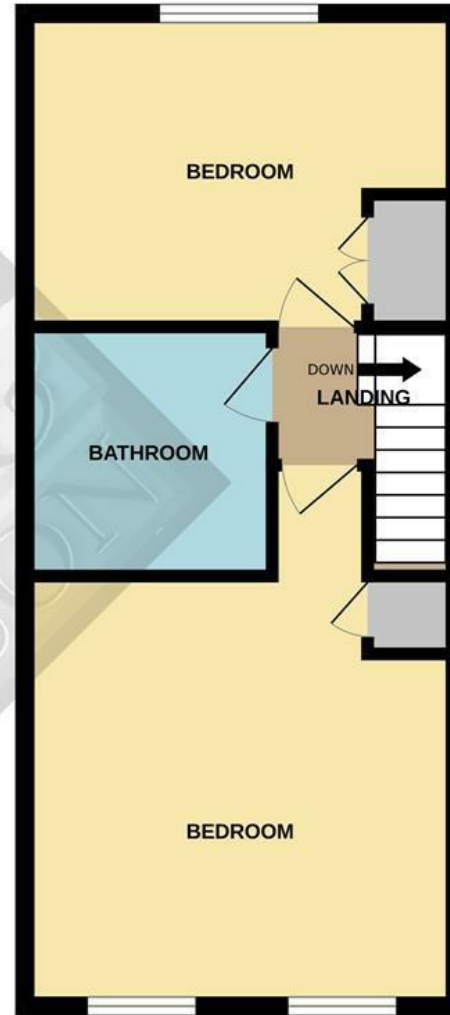
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



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

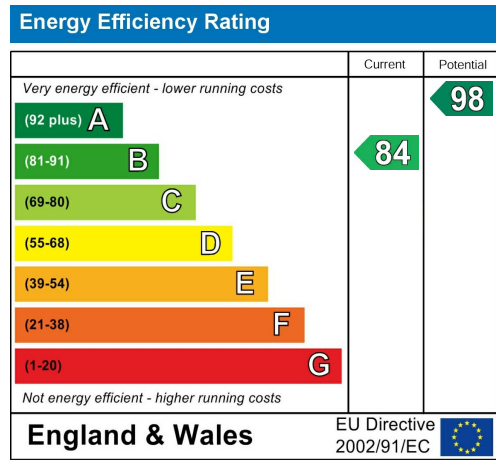
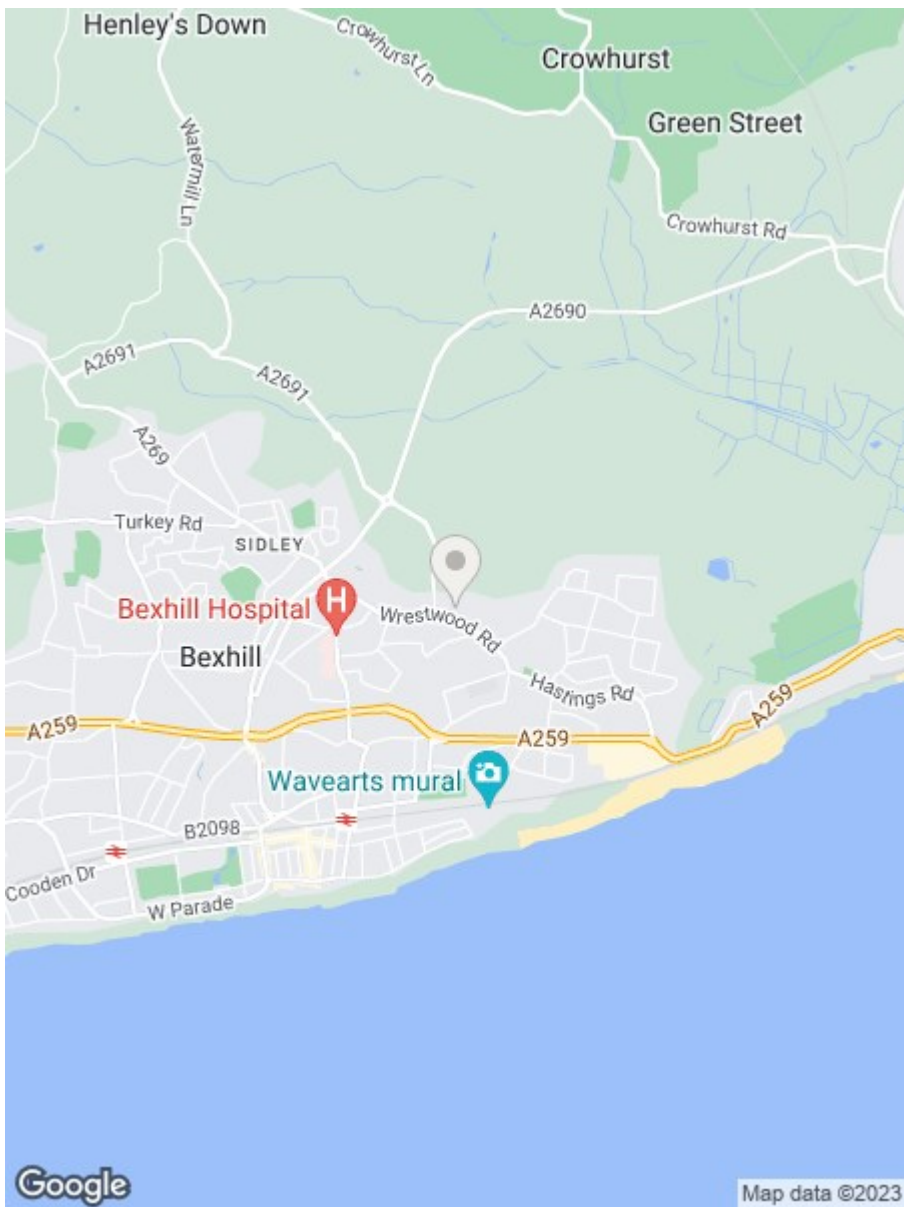


1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 799 sq.ft. (74.2 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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