



**7 Amanda Close,
Bexhill-On-Sea, East Sussex TN40 2TB
£375,000**

A stunning three bedroom townhouse situated in this sought after residential location of Bexhill, within 1.0 mile of Ravenside Retails Centre, which offers a wide range of amenities. Offering bright and spacious accommodation throughout, the property comprises living room, modern open plan kitchen/dining room, downstairs wc, three double bedrooms and a modern family bathroom suite. Other internal benefits include gas central heating to radiators, double glazed windows and doors throughout, stunning oak furnishings including oak doors and oak flooring throughout. Externally the property boasts a driveway, double garage and a beautifully maintained low maintenance rear garden. Viewing is highly recommended by Rush Witt & Wilson, Bexhill.

Entrance Hallway

Obscured glass panelled entrance door, roll top radiator, stairs rising to the first floor, bespoke understairs storage pull out unit, oak wood flooring.

Living Room

16'4 x 11'6 (4.98m x 3.51m)

Double glazed window to the front elevation, double radiator, oak wood flooring.

Kitchen/Dining Room

18'4 x 8'11 (5.59m x 2.72m)

Modern fitted kitchen with range of matching wall and base units with straight edge worktop surfaces, sink with mixer tap, integrated dishwasher, integrated washing machine, integrated wine cooler, integrated fridge and freezer, integrated electric oven with five ring gas hob and extractor canopy above, integrated microwave, double glazed windows and double bi-folding doors with inset blinds overlooking and giving access onto the rear garden, oak wood flooring, vertical radiator, recessed ceiling spotlights.

Cloakroom WC

Suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, oak wood flooring.

First Floor

Landing

Access to loft space via a loft hatch with pull down ladder, airing cupboard with slatted shelving, radiator.

Bedroom One

14'7 x 9'10 (4.45m x 3.00m)

Double glazed window to the front elevation overlooking adjoining fields, radiator.

Bedroom Two

12'4 x 9'8 (3.76m x 2.95m)

Double glazed windows to the rear elevation, radiator.

Bedroom Three

10'7 x 8'10 (3.23m x 2.69m)

Double glazed window to the front elevation with views across adjoining fields, built-in wardrobe cupboards, radiator.

Family Bathroom

Obscured double glazed windows to the rear elevation, modern suite comprising wc with low level flush, vanity with wash hand basin and mixer tap, P-shaped panelled bath with chrome mixer tap, hand shower attachment, roll top radiator, tiled walls, tiled flooring.

Loft Space

Fully insulated and boarded, suitable for ample storage, power and light.

Outside

Front Garden

Block paved driveway providing off road parking.

Rear Garden

Beautifully landscaped by the current vendors with decking area suitable for alfresco dining, an area of artificial lawn, bordered with beach pebbles, garden storage space available, enclosed to all sides with fencing, gated rear access.

Double Garage

Electrically operated door.

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.

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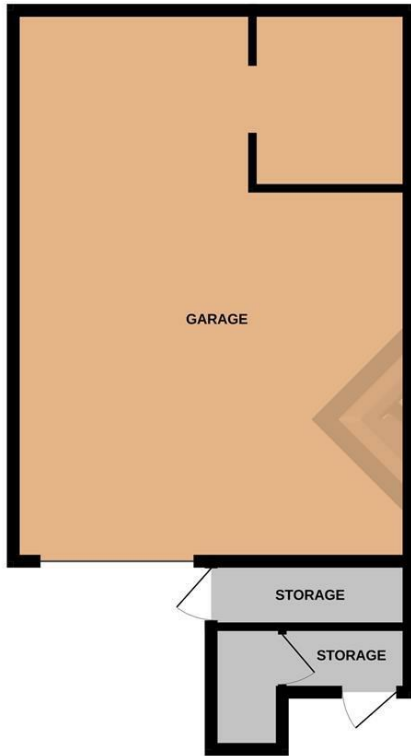
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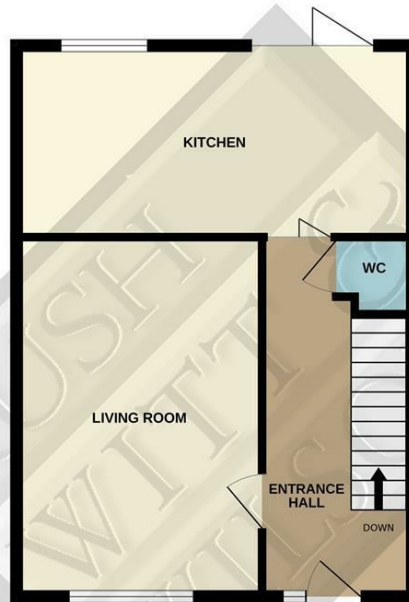
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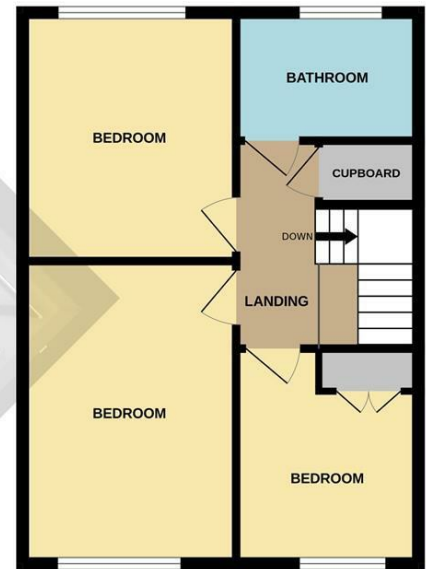
GROUND FLOOR
527 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



2ND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1453 sq.ft. (135.0 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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