

**RUSH
WITT &
WILSON**



**77 Gwyneth Grove, Bexhill-On-Sea, East Sussex TN40 2RQ
£269,500**

An opportunity to acquire this exceptionally well presented three bedroom semi detached house, ideally located in this sought after residential location of Bexhill. Offering bright and spacious accommodation throughout, the property comprises lounge/diner, fitted kitchen, three bedrooms and modern fitted bathroom. Externally the property offers a private and secluded low maintenance garden to the rear, small front garden and large driveway providing off road parking for multiple vehicles leading to single garage. Conveniently situated at the end of this no through road within easy access to local amenities, bus routes, link road and countryside walks, viewing comes highly recommended by RWW Bexhill to appreciate this spacious family home in this ideal location.



Hallway

Obscured glass panelled double glazed door with side light window leading to hallway, with stairs leading to first floor, storage cupboard housing the warm air vented heating system.

Kitchen

10'0" x 7'9" (3.05 x 2.38)

Double glazed window to front elevation, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, plumbing space for washing machine, stainless steel single sink with drainer and mixer tap, plumbing space for dishwasher, integrated electric oven, worktop mounted five ring gas burner hob with extractor hood above, part tiled walls, ceiling mounted spotlights.

Lounge/Diner

17'0" x 11'10" (5.2 x 3.63)

Double glazed windows and double glazed French Doors over looking the rear garden, giving access to the rear garden.

First Floor Hallway

Access to loft space.

Bedroom One

16'2" x 10'2" (4.95 x 3.12)

Double glazed windows to front elevation, airing cupboard housing hot water cylinder with slatted shelving.

Bedroom Two

8'8" x 7'11" (2.66 x 2.43)

Double glazed window to rear elevation.

Bedroom Three

9'8" x 7'10" (2.95 x 2.39)

Double glazed windows to rear elevation.

Bathroom

Obscured double glazed window to the side elevation, heated chrome towel rail, modern fitted suite comprising low level wc with concealed cistern, vanity unit with wash hand basin, mixer tap and storage drawers beneath, panelled enclosed bath with mixer tap, wall mounted electric power shower and shower attachment, recessed ceiling spotlights, extractor fan, part tiled walls, modern bathroom mirror with lighting, tiled floor.

Externals

Rear Garden

Mainly laid to lawn, boarded by panelled enclosed fencing with large storage space to the side of the property with gated access leading to the front.

Front Garden

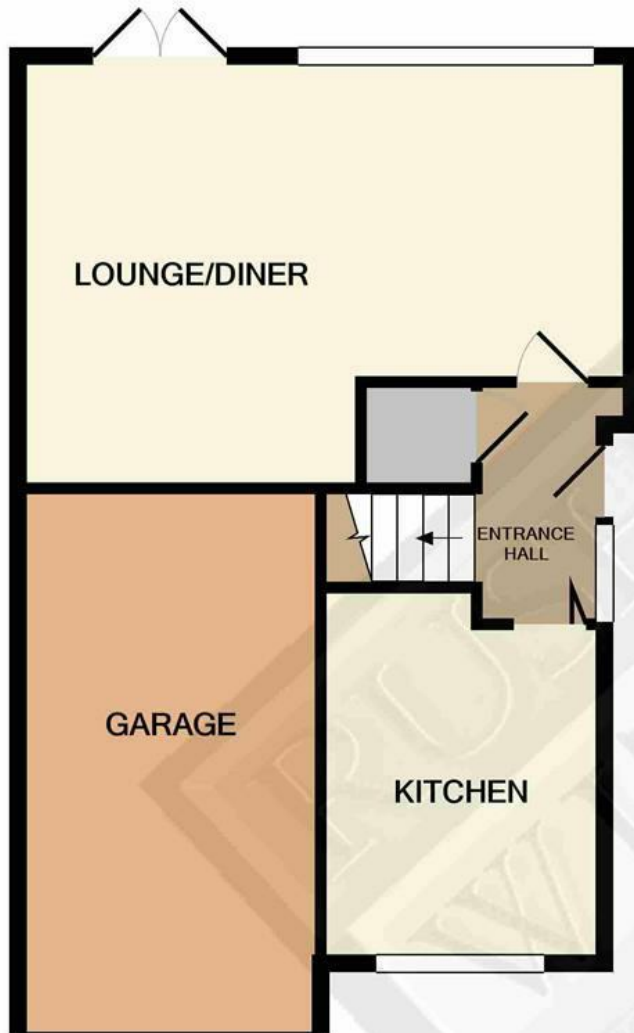
Large blocked paved driveway providing off road parking for multiple vehicles, leading to the integral single garage. Small front garden which is mainly laid to lawn.

Garage

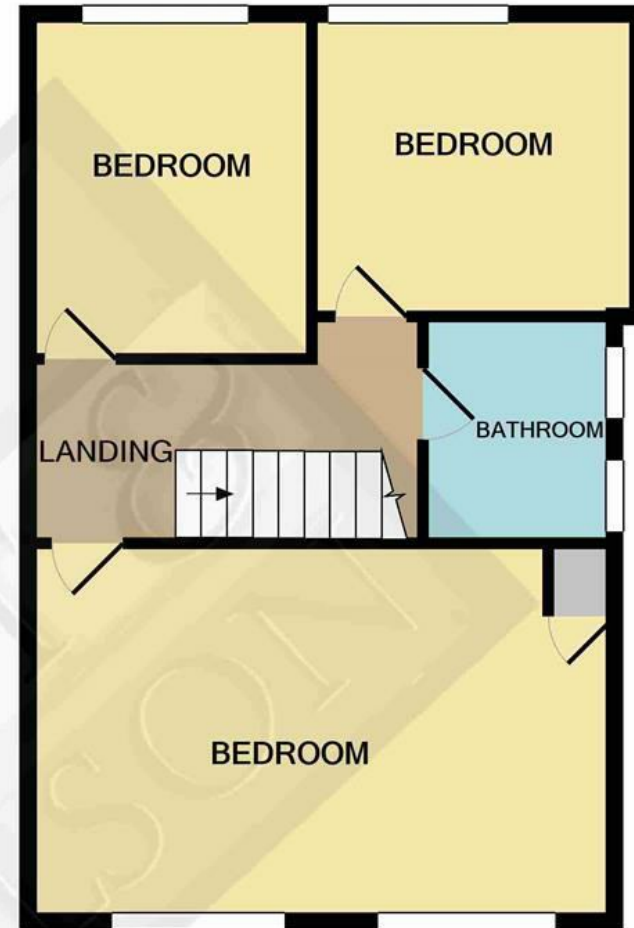
Up and over door, light and power, electric meter, electric consumer unit and gas meter.

Agents Note





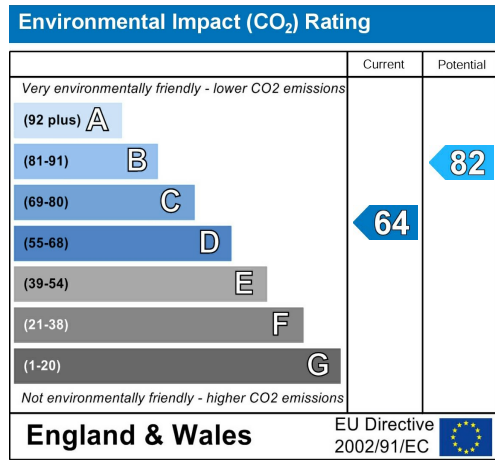
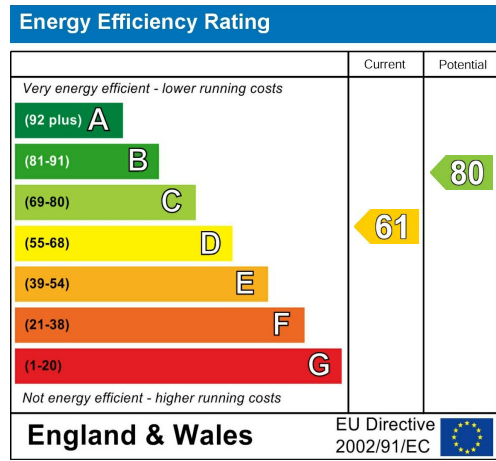
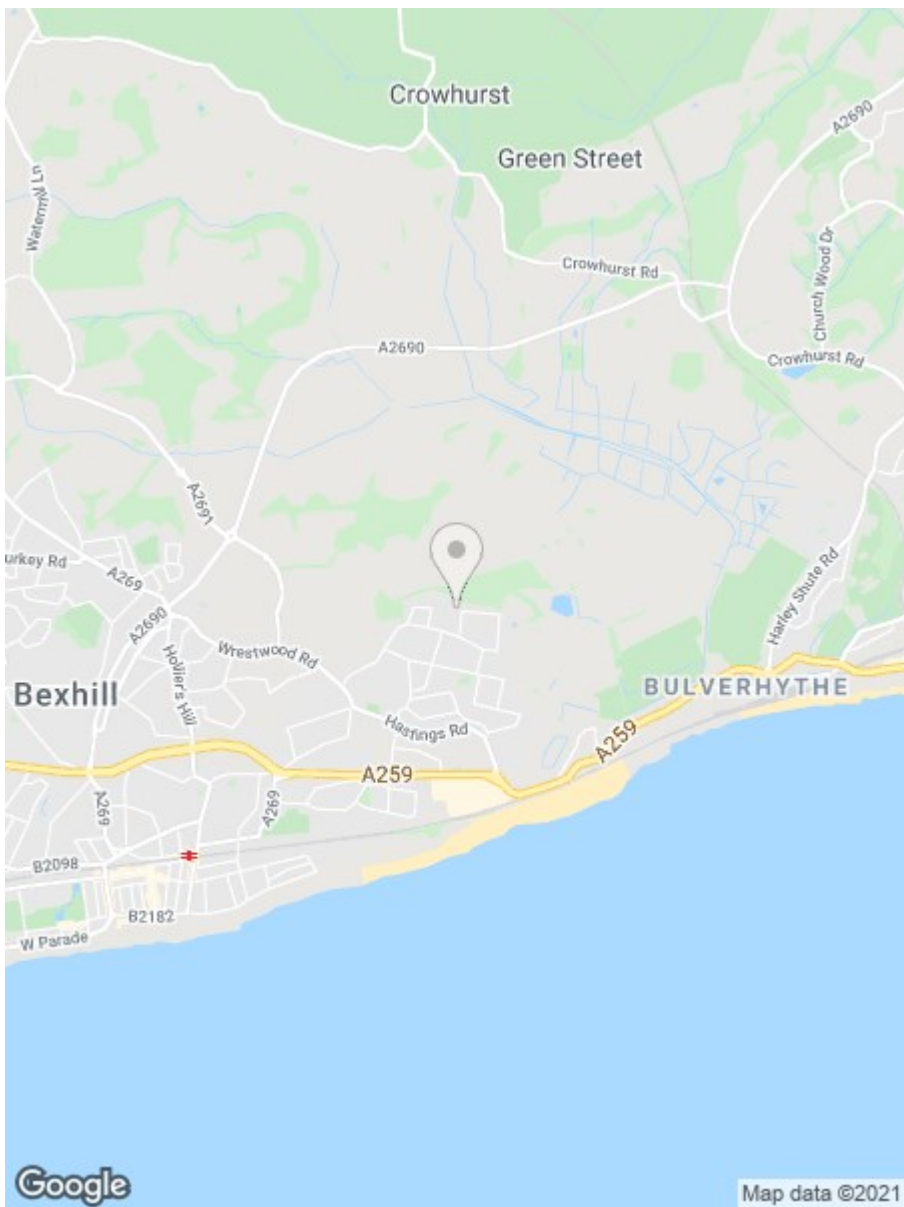
GROUND FLOOR
APPROX. FLOOR
AREA 434 SQ.FT.
(40.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 850 SQ.FT. (79.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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