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**7 Claxton Road, Bexhill-On-Sea, East Sussex TN40 2PP**  
**£525,000**

A beautiful four bedroom detached chalet style house, situated in this convenient location within short walking distance to Bexhill retail centre and Bexhill seafront. Offering bright and spacious accommodation throughout the property comprises four double bedrooms, south facing living room, south facing dining room, modern fitted kitchen, separate utility room, downstairs and first floor shower rooms. Other internal benefits include gas central heating to radiators, double glazed windows and doors throughout. Externally the property boasts well maintained private front and rear gardens. Viewing comes highly recommended by RWW. Council Tax Band D.



**Entrance Hallway**

With entrance door, stairs lead to the first floor, radiator.

**Living Room**

16'4" x 12'5" (5.00 x 3.81)

Dual aspect double glazed windows to the front southerly elevation with distance views towards the sea and to the side elevation, double radiator, feature fire with inset brick surround and log burner.

**Dining Room**

12'6" x 12'7" (3.82 x 3.84)

Double glazed windows to the front southerly elevation, views towards the sea, double radiator.

**Snug/Bedroom Four**

13'0" x 10'6" (3.98 x 3.22)

Double glazed glass panelled French doors giving access onto the rear garden, radiator.

**Down Stairs Shower Room**

Modern suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, large walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, tiled walls, chrome heated towel rail, airing cupboard, obscured double glazed windows to the rear elevation.

**Kitchen/Breakfast Room**

11'10" x 11'3" (3.62 x 3.44)

Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, integrated oven with four ring gas hob and extractor canopy above, space and plumbing for dishwasher, tiled splashbacks, double glazed windows to the rear elevation overlooking the rear garden, radiator.

**Utility Room**

12'4" x 5'7" (3.77 x 1.71)

With a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, space and plumbing for washing machine, space and plumbing for tumble dryer, space for freestanding fridge and freezer, obscured double glazed windows to the front elevation, double glazed windows to the side, glass panelled door giving access to the rear garden.

**First Floor Landing**

With access to loft space via loft hatch.

**Bedroom One**

17'3" x 10'2" (5.27 x 3.10)

Two double glazed Velux windows to the front southerly aspect with far reaching views towards the sea, eaves storage, double radiator.

**Bedroom Two**

19'8" x 10'4" (6.00 x 3.16)

Duel aspect with double glazed Velux window to the southerly aspect with views towards the sea, double glazed window to the rear elevation overlooking the rear garden, two radiators, eaves storage, fitted walk in wardrobe space with hanging space and shelving.

**Bedroom Three**

13'10" x 9'3" (4.24 x 2.83)

Double glazed windows to the rear elevation, radiator.

**Shower Room**

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, obscured glass window to the rear elevation.

**Outside****Garage**

With electric roller door, power & light.

**Front Garden**

Well maintained front gardens, laid to lawn with patio path leading to the entrance, front veranda overlooking the southerly aspect towards the sea.

**Rear Garden**

Mainly laid to lawn with patio areas suitable for alfresco dining, timber framed summerhouse, large timber framed workshop, fenced and enclosed to all sides, side access is available.

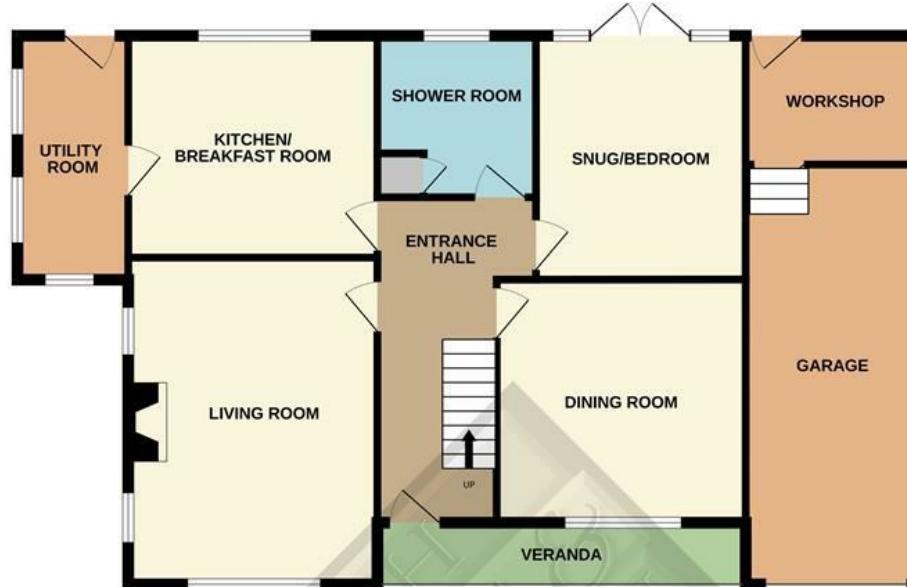
**Agents Note**

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  
1112 sq.ft. (103.3 sq.m.) approx.

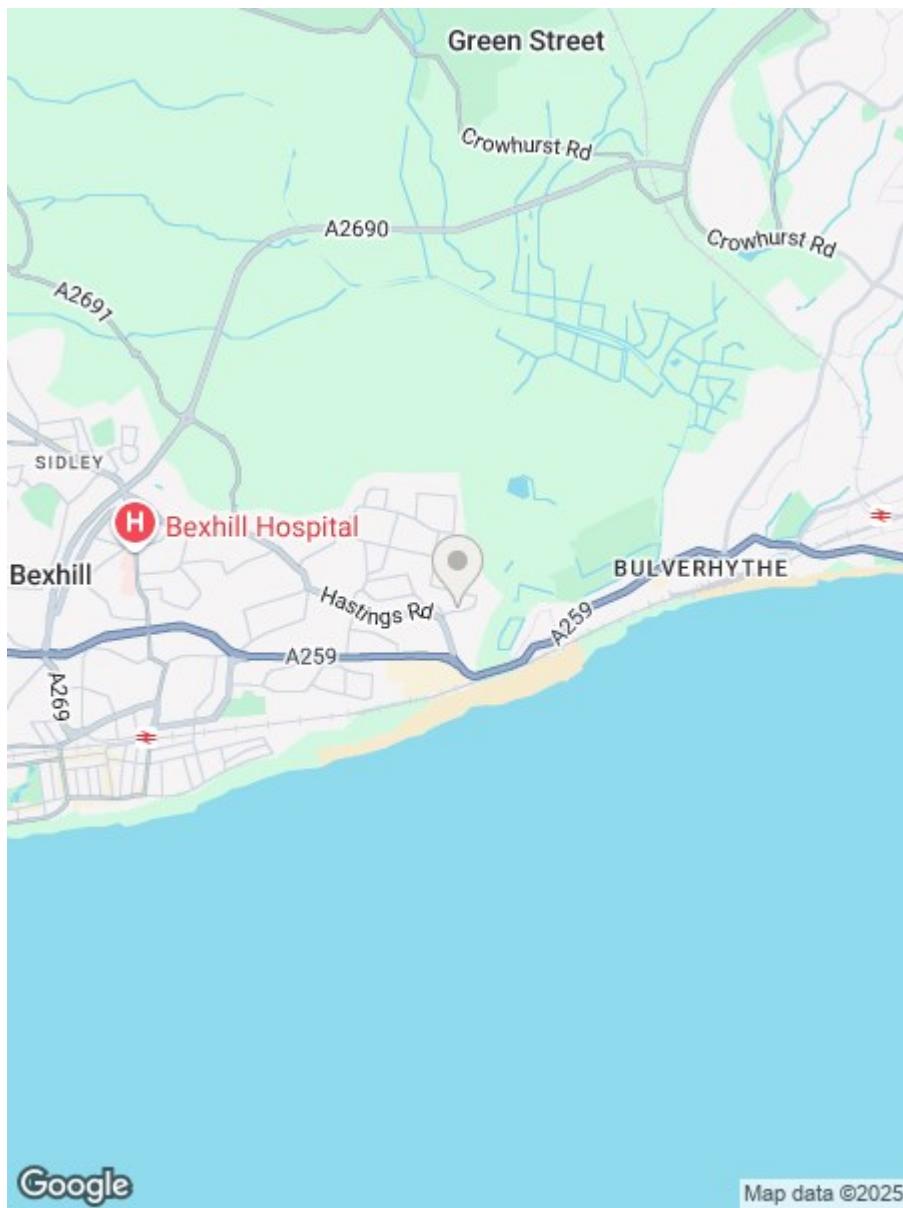


1ST FLOOR  
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 1825 sq.ft. (169.5 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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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	