**35 Amanda Close, Bexhill-On-Sea, East Sussex TN40 2TB**

**£325,000**

**A beautiful three bedroom semi-detached house with stunning views of adjoining countryside, built approx. 10 years ago, new kitchen/ breakfast room and bathroom, utility room, UPVC conservatory, en-suite to master bedroom, gas central heating system, downstairs cloakroom, utility room, double glazed windows and doors, private front and rear gardens, extensive off road parking. Viewing comes highly recommended by RWW sole agents.**

**Covered Entrance Porch**
With welcoming light.

**Entrance Hall**
Double radiator, coats hanging area.

**Cloakroom**
WC with low level flush, wall mounted wash hand basin with tiled splash-back, double radiator, obscure glass window to the side elevation.

**Living Room**
20'3 x 12'2 (6.17m x 3.71m )
French doors leading into conservatory and bay window to side elevation with stunning views of adjoining countryside, double radiator.

**Conservatory**
10'8 x 13'5 (3.25m x 4.09m)
UPVC double glazed construction, French doors lead out onto decked area, windows to both rear and side elevations, two wall mounted modern electric radiators, oak effect flooring, glass roof with opening fan light.

**Kitchen/ Breakfast Room**
16'6 x 9'5 (5.03m x 2.87m)
Window to front and window to the side elevation, brand new fitted kitchen comprising a range of base and wall units with wood block worktops, one and half bowl single drainer sink unit with mixer tap, integrated dishwasher, built in fridge and freezer, under stairs storage cupboard, breakfast bar area, tiled splashbacks, Cuisinemaster triple oven with grill and gas hob, matching extractor canopy with light, laminate wood flooring, concealed led lighting, under wall units, skirting board warm air heater.

**Utility Room**
10'1 x 7'5 (3.07m x 2.26m )
Windows to both front and side elevation, base and wall units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, double radiator.

**First Floor Landing**
Access to roof space, built-in linen cupboard and double radiator.

**Bedroom One**
11'5 x 10'9 (3.48m x 3.28m )
Window to side elevation with stunning views over adjoining countryside, double radiator.

**En-Suite Shower Room**
Suite comprising walk-in shower with chrome controls and shower head, w.c. with low level flush, pedestal wash hand basin, tiled floor and tiled walls, heated towel rail, obscure glass window to the side elevation.

**Bedroom Two**
10'9 x 10'3 (3.28m x 3.12m )
Windows to front and side elevations with countryside views, double radiator.

**Bedroom Three**
11'3 x 9'3 (3.43m x 2.82m )
Window to rear elevation overlooking the rear garden with double radiator.

**Bathroom**
Brand new suite comprising shower- bath with chrome controls and chrome showerhead, fixing and shower screen, w.c. with low level flush, pedestal wash hand basin, partly tiled walls, tiled floor, heated towel rail, obscure glass window to the front elevation.

**Outside**

**Front Garden**
Mainly laid to lawn with post and rail fencing to the side, adjoins a small woodland area with countryside views and a retaining wall with side access to the property, various shrub and flower beds which are all well stocked and maintained, extensive off road parking..

**Rear Garden**
Mainly laid to lawn all enclosed by fencing with some shrubbery and decked and paved sun terrace area for alfresco dining, outside water tap, additional post and rail fencing, summer house and stunning views over adjoining countryside with small woodland area.

**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

LOVE
DREAM BIG

FLOORPLAN
COMING SOON

## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | 79 | 79 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |
| **England & Wales** | EU Directive 2002/91/EC | |

## Environmental Impact ($CO_2$) Rating

| | Current | Potential |
|---|---|---|
| *Very environmentally friendly - lower CO2 emissions* | | |
| (92 plus) A | | |
| (81-91) B | 76 | 76 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not environmentally friendly - higher CO2 emissions* | | |
| **England & Wales** | EU Directive 2002/91/EC | |

RUSH WITT & WILSON

**Residential Estate Agents**
**Lettings & Property Management**

The Property Ombudsman

Relocation agent network

**3 Devonshire Road**
**Bexhill-on-Sea**
**East Sussex**
**TN40 1AH**
**Tel: 01424 225588**
**bexhill@rushwittwilson.co.uk**
**www.rushwittwilson.co.uk**