

**RUSH
WITT &
WILSON**



**21 Quebec Close, Bexhill-On-Sea, East Sussex TN39 4HX
£299,000**

A stunning two bedroom mock Georgian mid-terrace house with garage, presented to an exceptional standard by the current vendors with gas central heating fed underfloor heating to the ground floor and radiators to the first floor, extended, upvc conservatory, dining room area, oak flooring to the ground floor, double glazed windows and doors, modern kitchen and bathroom with separate walk-in shower, private front and rear gardens with rear access, single garage en-bloc, viewing comes highly recommended by RWW sole agents.



Entrance Hallway

With entrance door, storage cupboard, oak flooring.

Living Room

13'1 x 15'3 (3.99m x 4.65m)

Bay window to the front elevation, oak flooring, under stairs storage cupboard, underfloor heating.

Dining Room/ Conservatory

15'8 x 16'7 (4.78m x 5.05m)

Oak flooring, the dining room opens out onto the conservatory area which is UPVC double glazed with glass roof, overlooking the rear and side elevations, door leads to patio, underfloor heating.

Kitchen

9'7 x 8'5 (2.92m x 2.57m)

Fitted kitchen comprising a range of base and wall units with solid wood block worktops, integrated double oven with grill, gas hob with extractor canopy and light, tiled splashbacks, integrated dishwasher, built in fridge and freezer, one and half bowl single drainer stainless steel sink unit with mixer tap, window to the rear elevation, door leads out to patio, ceramic floor tiling, underfloor heating.

First Floor Landing

Access to roof space, built in linen cupboard.

Bedroom One

13'2 x 10'2 (4.01m x 3.10m)

Bay window to the front elevation, double radiator, fitted sliding door wardrobe with mirrored fronts.

Bedroom Two

10'8 x 9'1 (3.25m x 2.77m)

Window to the rear elevation, double radiator.

Bathroom

Modern suite comprising double ended bath, chrome controls, wc with low level flush, wall mounted wash hand basin with mixer tap and vanity drawer, walk in wet room shower with fixed showerhead and chrome controls, tiled walls and floor, heated chrome towel rail, obscured glass window that overlooks the rear elevation, under floor heating.

Outside**Front Garden**

Mainly laid to lawn with pathway to the front entrance.

Rear Garden

Mainly laid to lawn, with two patio areas for alfresco dining, all enclosed to all sides with fencing, well planted chip bark flower and plant beds, gate leads to the rear of the garden to the garage, outside water tap.

Garage En-Bloc

With up and over door.

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
 APPROX. FLOOR
 AREA 413 SQ.FT.
 (38.3 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 354 SQ.FT.
 (32.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 766 SQ.FT. (71.2 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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