

**RUSH
WITT &
WILSON**



**4 St. Marks Close, Bexhill-On-Sea, East Sussex TN39 4PW
£299,000**

A well presented three bedroom terraced house backing onto the beautiful Broad Oak Park Bexhill, downstairs cloakroom, double glazed windows and doors, living room/ dining room, entrance porch, brick built outhouse/ workshop, private front and rear gardens backing onto woodland with rear access, VACANT POSSESSION. Viewing comes highly recommended by RWW sole agents.



Entrance Porch

With entrance door, window to the front and side elevations, double radiator, under-stairs storage cupboards.

Entrance Hall

Double radiator, under-stairs storage cupboards.

Cloakroom

WC with low level flush, single radiator, wall mounted wash hand basin, half height wall tiling, obscure glass window overlooks the front elevation.

Living Room/ Dining Room

24'9 x 10'6 (7.54m x 3.20m)

Double aspect with windows to the front elevation and patio doors to the rear garden, double radiator, brick built fireplace.

Kitchen

12'1 x 6'9 (3.68m x 2.06m)

Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, circular stainless steel sink unit with mixer tap, dishwasher, plumbing for washing machine, space for tumble dryer, integrated double oven with grill, hob with extractor canopy and light, tiled splashbacks, door and window overlook and lead out onto the rear garden.

First Floor Landing

Built in airing cupboard housing the hot water cylinder and slatted shelving.

Bedroom One

12'3 x 9'7 (3.73m x 2.92m)

Window to the rear elevation overlooking woodland, double radiator.

Bedroom Two

12'2 x 10'7 (3.71m x 3.23m)

Window to the front elevation, double radiator, fitted wardrobe cupboards.

Bedroom Three

9'1 x 8'3 (2.77m x 2.51m)

Window to the rear elevation with beautiful views over woodland, single radiator.

Bathroom

Panelled enclosed bath with hand-shower attachment, glass shower screen, vanity unit with wash hand basin with cupboards beneath, low level wc.

Outside**Front Garden**

Landscaped with a beautiful raised chip stone area perfect for potted plants, well stocked shrub and flowerbeds, outside water tap, paved patio area, pathway leads to the front entrance.

Rear Garden

Backing onto woodland, private and secluded, designed with low maintenance in mind, patio areas for alfresco dining, rear access to garden, all enclosed with fencing to all sides, well stocked shrub and flowerbeds, brick built outhouse for storage with work bench and wall unit, outside water tap.

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.







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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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