

**RUSH
WITT &
WILSON**



**5 Quebec Close, Bexhill-On-Sea, East Sussex TN39 4HX
Offers In Excess Of £340,000 Freehold**

Rush, Witt and Wilson are delighted to welcome to the market this exceptionally well presented three bedroom semi-detached house ideally located in this quiet and secluded cul-de-sac location. Having been modernised by the current vendors to an high standard throughout, the property comprises a modern open plan living space with modern fitted kitchen and lounge/diner, large utility room with a newly fitted boiler, three bedrooms, family bathroom, separate wc and additional ground floor wc. Other internal benefits include gas central heating to radiators, and double glazed windows throughout. Externally the property boasts private and secluded rear garden, small front garden, driveway providing off road parking leading to garage/storage space. Conveniently situated within easy access to Bexhill Downs, local schools and amenities viewing comes highly recommended by RWW Bexhill to appreciate this stunning family home in this ideal location.



Porch

Double glazed front door to front with double glazed windows to the side elevation, obscured glass panelled internal door leading through to:

Hallway

Radiator, stairs leading to first floor, doors off to the following:

Kitchen

11'2 x 7'9 (3.40m x 2.36m)

Double glazed window to the front elevation, modern fitted white gloss kitchen with a range of matching base level and tall units with solid wood worktop surfaces, ceramic one and a bowl sink with side drainer and mixer tap, work top mounted induction hob with fitted stainless steel extractor hood above, integrated electric oven, integrated dishwasher, integrated under-counter fridge, part tiled walls, recessed ceiling spotlights. The kitchen is open plan to:

Lounge/Diner

20'1 x 10'11 (6.12m x 3.33m)

Double glazed windows and set of double glazed French doors to the rear elevation giving access to the rear garden, radiator.

Utility Room

10'7 x 8'4 (3.23m x 2.54m)

Double glazed windows to the side elevation, radiator, fitted matching wall and base level units with solid wood worktop surfaces, composite single sink with side drainer and mixer tap, space for freestanding fridge/freezer, space and plumbing for washing machine, additional space for tumble dryer, brand new wall mounted gas central heating boiler, three large built in storage cupboards with a range of hanging space and shelving, with one housing the gas meter, part tiled walls, recessed ceiling spotlights.

Cloakroom/WC

Radiator, low level wc, wall mounted wash hand basin with tiled splash-back, tiled floor.

First Floor

Landing

On the half landing there is a double glazed window to the side elevation, further stairs rose to the landing offering access to loft space, doors off to the following:

Bedroom One

10'10 x 10'10 (3.30m x 3.30m)

Double glazed window to the rear elevation, radiator.

Bedroom Two

14'2 x 8'11 (4.32m x 2.72m)

Double glazed window to the rear elevation, radiator, large bespoke fitted wardrobes with hanging rail and shelving.

Bedroom Three

8'11 x 8' (2.72m x 2.44m)

Double glazed window to the front elevation, radiator, large bespoke fitted wardrobes with hanging rails and shelving.

Bathroom

Obscured double glazed window to the front elevation, chrome heated towel rail, white bathroom suite comprising panelled enclosed bath with mixer tap, wall mounted electric power shower and shower attachment, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, large built in storage cupboard with slatted shelving, fully tiled walls and floor.

Separate WC

Obscured double glazed window to the front elevation, low level wc, radiator, fully tiled walls and floor.

Outside

Front Garden

Driveway providing off road parking, small front garden that is mainly laid to lawn.

Rear Garden

Private and secluded southerly facing rear garden with blocked paved patio area, the rest of the garden is mainly laid to lawn, the blocked paved patio continues as a path down the side of the property with gated access leading to the front.

Garage/Storage Room

With up and over door, providing storage space, some of the space from the garage has been converted to create the utility room.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

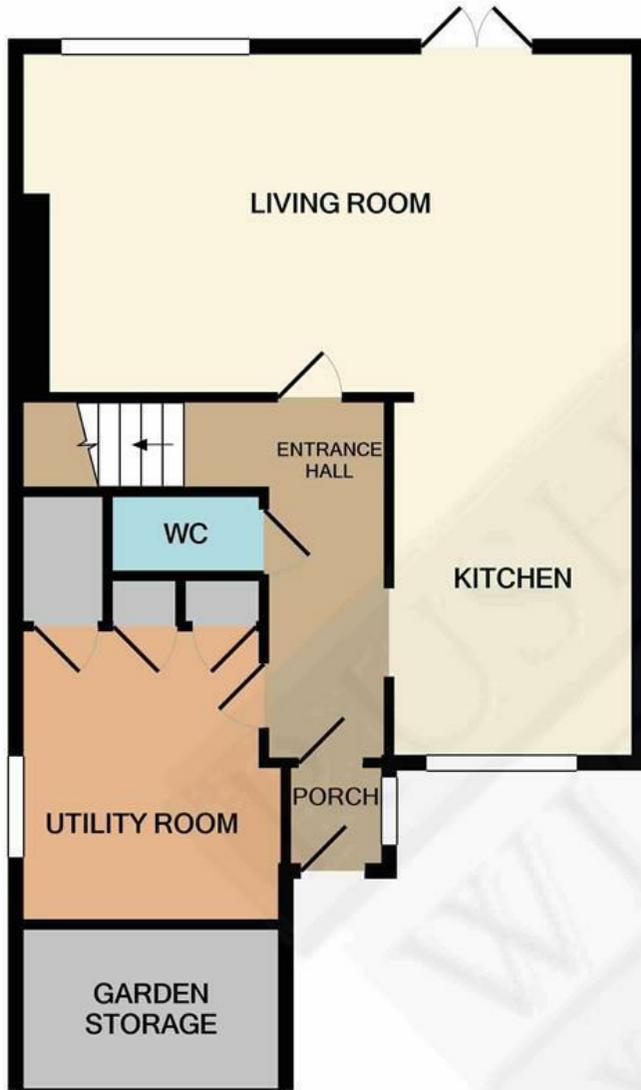
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – C

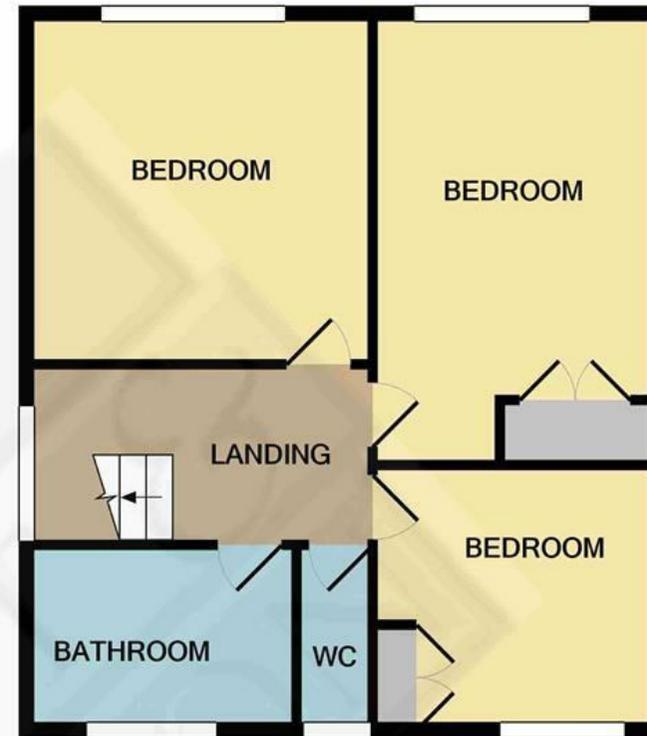
A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.





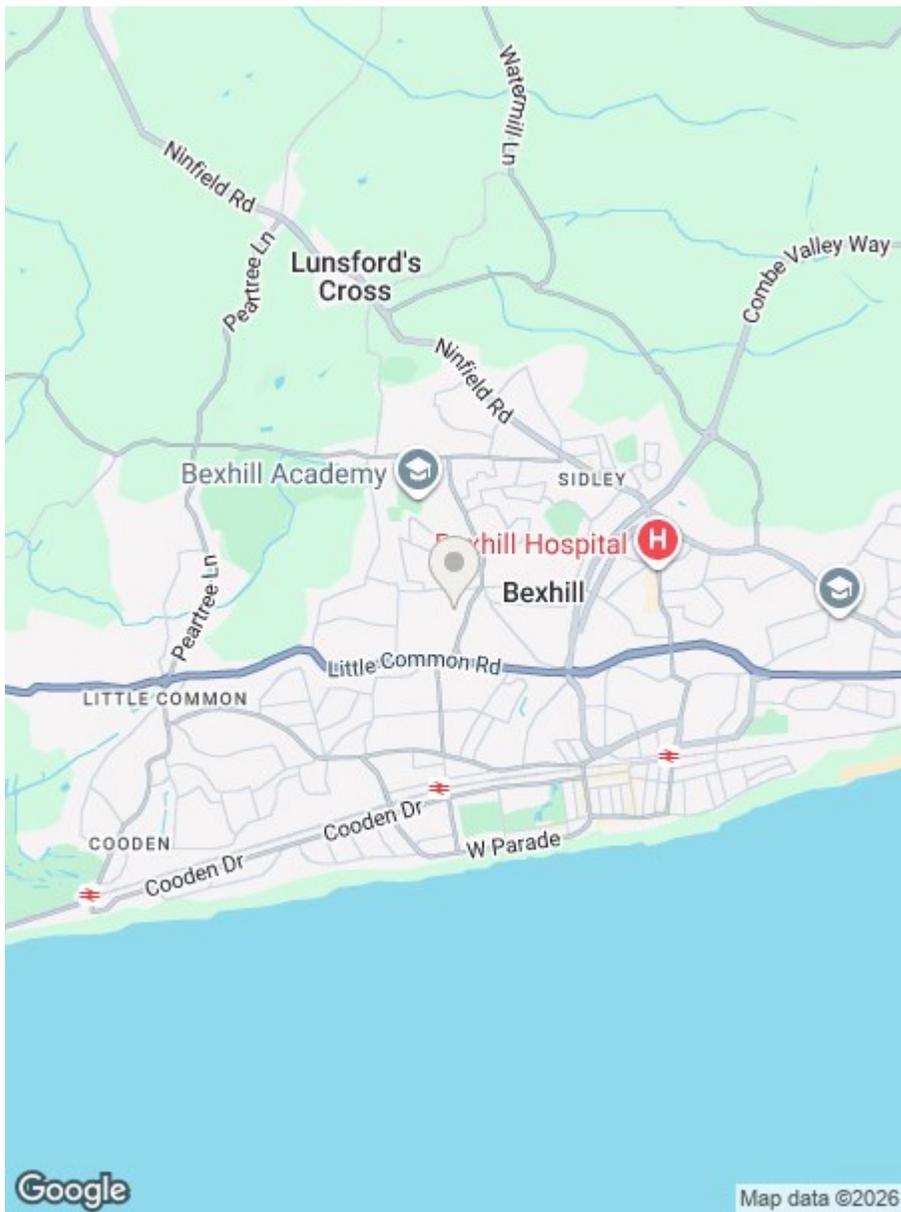
GROUND FLOOR
APPROX. FLOOR
AREA 530 SQ.FT.
(49.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 443 SQ.FT.
(41.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 974 SQ.FT. (90.4 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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