

**RUSH
WITT &
WILSON**



**10 Northcliffe, Bexhill-On-Sea, East Sussex TN40 1RA
£399,000 Freehold**

A beautiful, modern four bedroom town house with accommodation comprising downstairs cloakroom, modern kitchen/breakfast room, lounge/dining room and two bathrooms, en-suite to the master bedroom. Other benefits include gas central heating system, double glazed windows and doors, garage en-bloc, allocated off road parking, private front and a low maintenance rear garden, close proximity to the sea and Ravenside shopping centre. Viewing comes highly recommended by Rush Witt & Wilson, sole agents.



Entrance Hallway

Entrance door, single radiator, wood flooring.

Cloakroom

Wc with low level flush, pedestal wash hand basin, tiled splashback, single radiator, tiled floor.

Living/Dining Room

25'5 x 15' (7.75m x 4.57m)

Window to rear elevation, Italian marble fireplace with gas coal effect stove, double and single radiators, understairs storage cupboard, door overlooking the rear elevation onto the rear garden, orangery style.

Kitchen/Breakfast Room

14'11 x 8'1 (4.55m x 2.46m)

Window to the front elevation, modern fitted kitchen comprising a range of base and wall units, laminate straight edge worktops, one and a half bowl single drainer sink unit with mixer tap, integrated dishwasher, integrated fridge/freezer, integrated washing machine, gas hob with oven and grill beneath, brush stainless steel splashback, extractor canopy with light, concealed lighting, double radiator, tiled floor, space for table and chairs.

First Floor

Landing

Built-in airing cupboard with slatted shelving.

Bedroom Two

12'7 x 8'4 (3.84m x 2.54m)

Window to rear elevation, single radiator, built-in wardrobe cupboards.

Bedroom Four

8'7 x 6'5 (2.62m x 1.96m)

Window to the rear elevation, single radiator.

Bedroom Three

12'4 x 8'7 (3.76m x 2.62m)

Window to the front elevation, views of the sea, single radiator.

Bathroom

Obscured glass window to the front, suite comprising panelled bath with hand shower attachment, shower screen, wc with concealed cistern, wash hand basin, vanity unit beneath, double radiator, electric shaver point.

Second Floor

Landing

Single radiator, large built-in storage cupboard.

Bedroom One

23'9 x 11'3 (7.24m x 3.43m)

Velux windows to the rear elevation, two double radiators, built-in wardrobe cupboards.

En-Suite

Obscured glass window to the rear elevation, walk-in shower with chrome controls, shower head and sliding doors, wc with low level flush, pedestal wash hand basin with tiled splashback, single radiator.

Outside

Front Garden

With shrubbery and pathway to the front entrance door.

Rear Garden

Designed specifically for low maintenance and is mainly decked and enclosed with fencing to all sides offering privacy and seclusion, gate to side access.

Garage En-Bloc

Allocated Parking Space

Agents Note

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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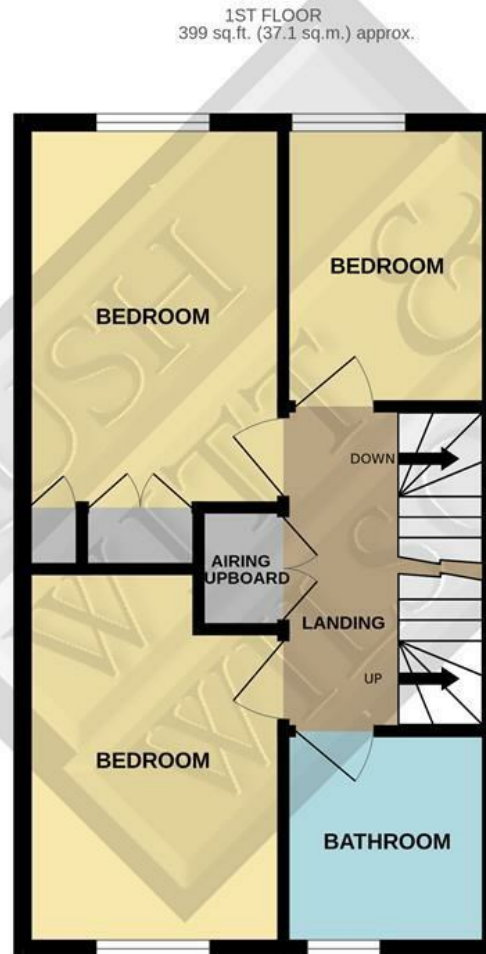
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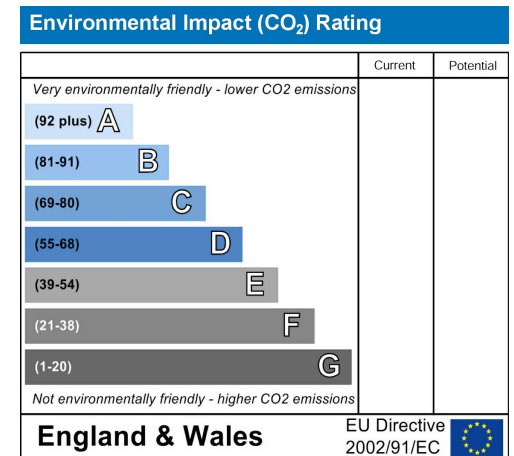
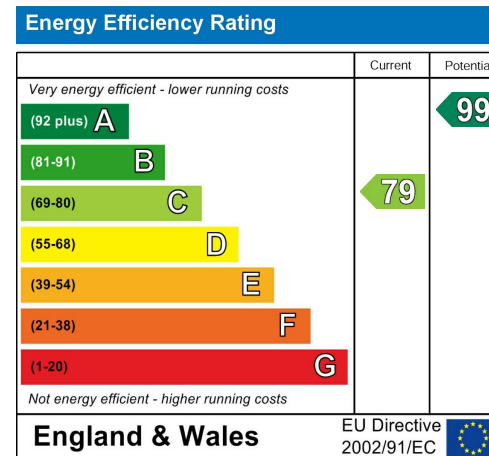
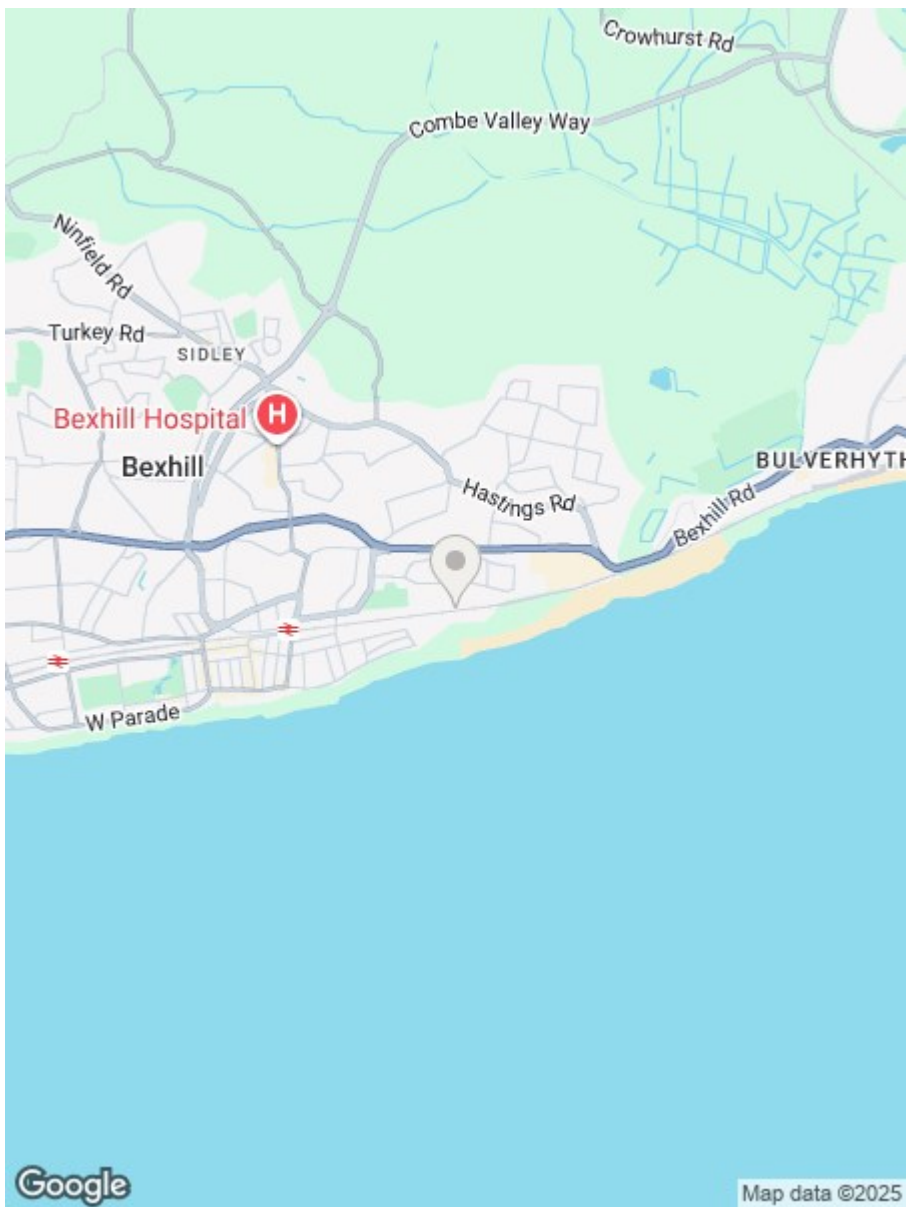
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TOTAL FLOOR AREA : 1318 sq.ft. (122.5 sq.m.) approx.

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