

**RUSH  
WITT &  
WILSON**



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WITT &

**31 Wentworth Close, Bexhill-On-Sea, TN40 2PQ**  
**Offers In Excess Of £350,000 Freehold**

## About this property

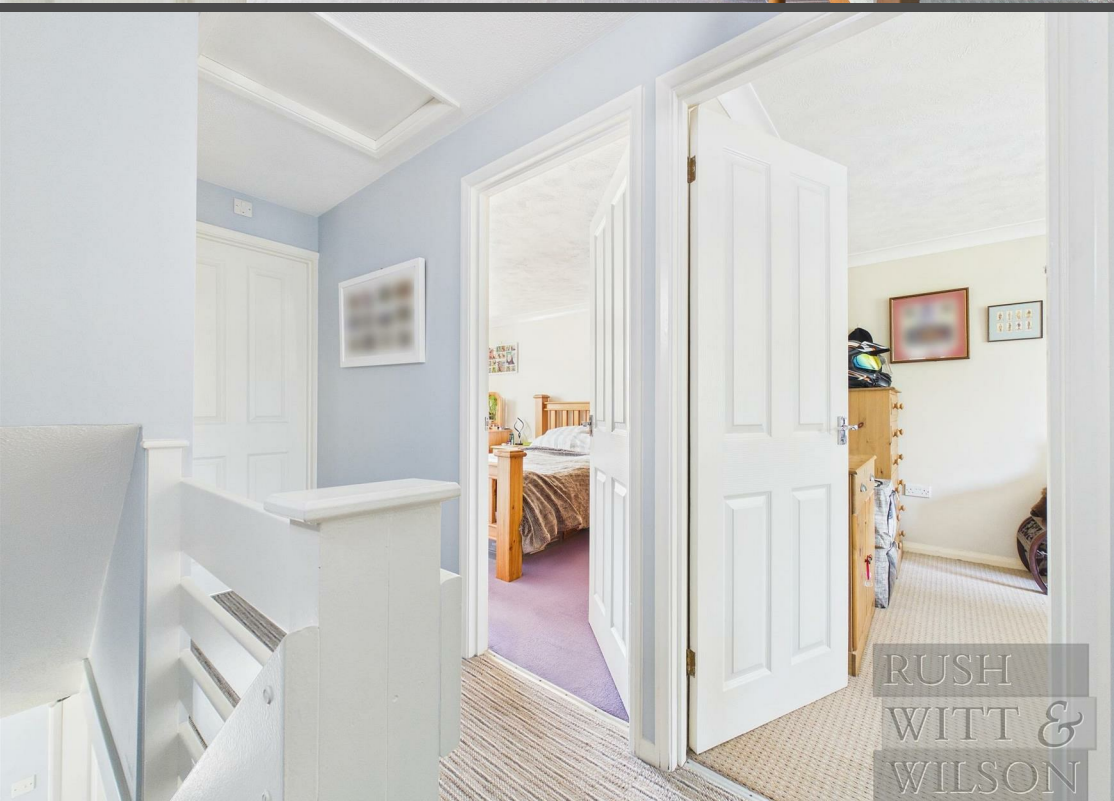
A beautifully presented detached family home comprising, entrance hallway, modern fitted kitchen and dining room, downstairs wc, living room with doors leading out onto the rear garden, three double bedrooms and modern family bathroom suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout.

Externally, the property boasts off road parking, garage and a stunning and private rear garden, which is enclosed to all sides with fencing, mainly laid to lawn with patio area suitable for Alfresco dining.

The property is situated within short walking distance to Ravenside Retail Centre, with its wide range of amenities, Glyne Gap beach, and just a short drive to Bexhill train station, Bexhill seafront and Bexhill town centre.

Viewing comes highly recommended by Rush, Witt & Wilson Bexhill.









**Floor 0**

**Approximate total area<sup>(1)</sup>**

91.7 m<sup>2</sup>

988 ft<sup>2</sup>



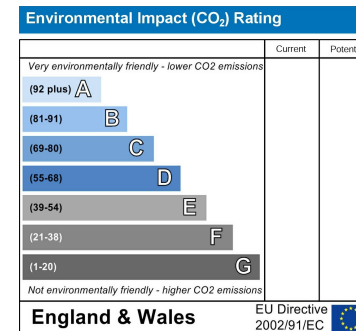
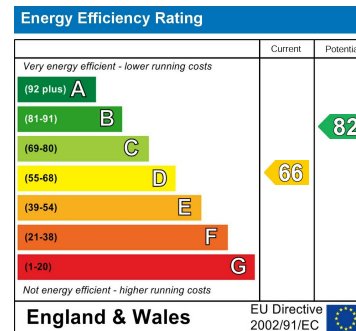
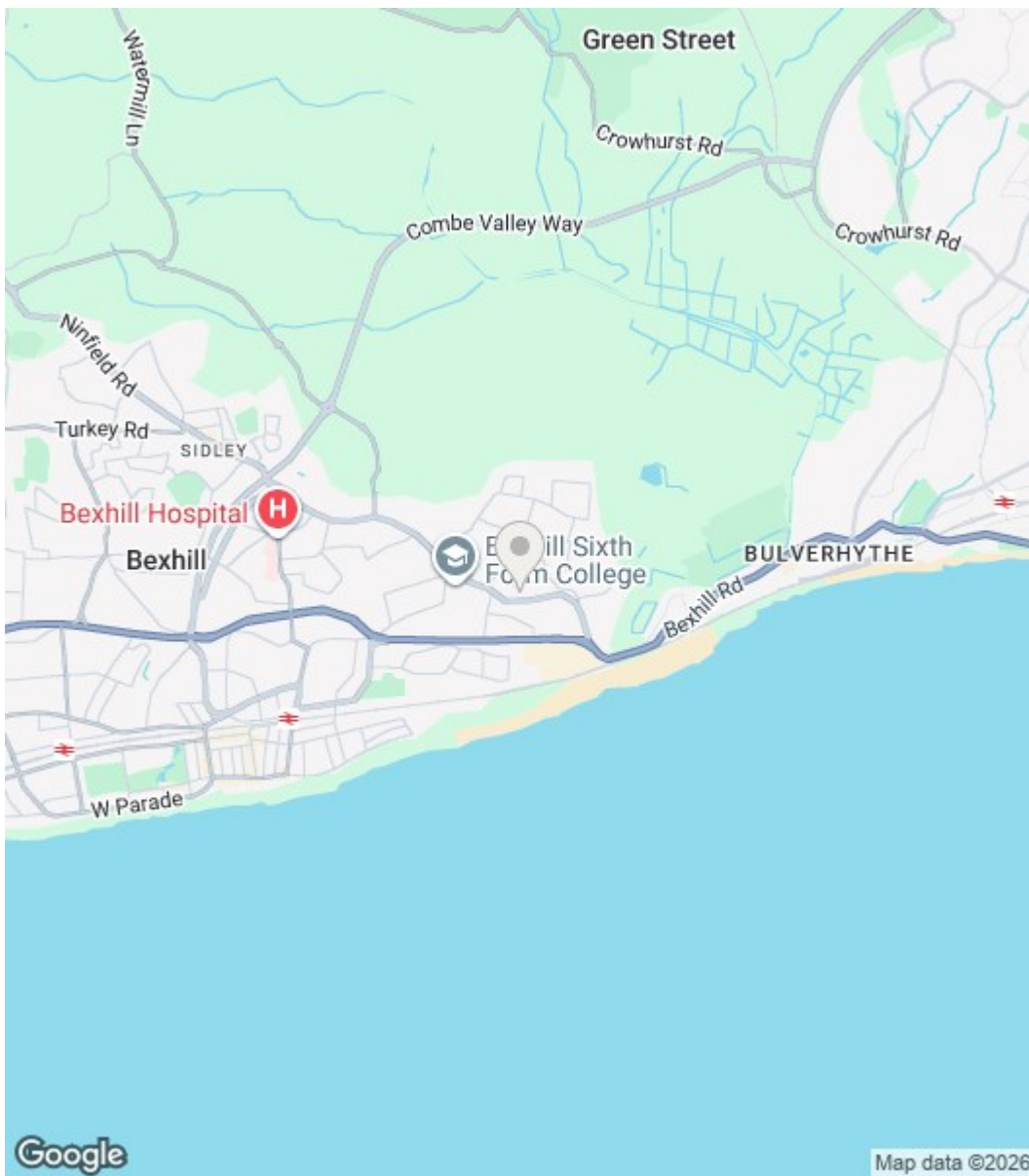
**Floor 1**

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





Council Tax Band - D

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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