

**RUSH  
WITT &  
WILSON**



**Plot 65, Clavering Park Clavering Walk, Bexhill-On-Sea, East Sussex TN39 4TW  
£500,000 Freehold**

The Fuller is an impressively well-equipped 3-bedroom detached home, certain to catch the eye of growing families looking for more practical living space, and buyers embracing the lifestyle of home working. Stylish from the outside, its interior boasts many coveted features for contemporary homes, from dedicated utility and study rooms, to open-plan spaces filled with light. On the ground floor, the main rooms radiate from the entrance hallway, including the separate, dual-aspect living room that features French doors to the rear garden. Across the hallway there is a study, also with a dual aspect, offering the perfect space for working from home. The open-plan kitchen and dining area is situated at the rear of the home, and has an attractive U-shaped kitchen with a breakfast bar to gather the family together. There is ample room in the dining area for a formal dining table, and a second set of French doors opens onto the rear garden – ideal for summer barbecues and outdoor entertaining, or just keeping watch of younger family members as they play outside. The utility room is located off the kitchen and dining area, and has external access to make laundry days easier. A cloakroom is conveniently accessed from the entrance hallway. On the first floor there are three bedrooms, two of which are double in size. The first bedroom has an en-suite shower room, while bedroom 2, also a double, and bedroom 3 are served by the family bathroom. Bedroom 3 is a great size for use as a children’s room or guest room, or as a hobby space or home gym. The ‘Life’ collection is a range of homes created to suit the needs of all types of homebuyers. Boasting inventive design features, such as step-free access, wider halls and doorways, and much more, these homes are built to ensure you have everything you need whatever the future brings.



Disclaimer: All photo's contained in this brochure are for illustrative purposes only and should not be relied upon.

- Part of Our 'Life' Collection
- Utility Room
- Two Sets of French Doors to the Rear Garden
- En-Suite to Bedroom One
- 10-year NHBC Buildmark Policy
- Open-Plan Kitchen/Dining Area
- Dual Aspect Living Room
- Dual Aspect Study
- Rated a 5 Star HBF Builder in 2025 - over 90% of our customers would recommend us to a friend
- Council Tax: D

#### Accommodation

#### Entrance Hall

#### Cloakroom

#### Living Room

16'2" x 11'1" (4.95m x 3.39m )

#### Dining/ Family Area

15'2 x 12'6 (4.62m x 3.81m)

#### Kitchen

12'2 x 9'10 (3.71m x 3.00m)

#### Utility Room

6'8 x 6' (2.03m x 1.83m)

#### Study

8'7 x 8'4 (2.62m x 2.54m)

#### First Floor Landing

#### Bedroom One

16'1 x 11'1 (4.90m x 3.38m)

#### En-Suite

#### Bedroom Two

12'10 x 11'1 (3.91m x 3.38m)

#### Bedroom Three

12'10 x 8'4 (3.91m x 2.54m)

#### Bedroom Four

9'3 x 8'9 (2.82m x 2.67m)

#### Bathroom

#### Outside

#### Front Garden

#### Rear Garden

#### Garage

#### 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 – D. 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.

## A REPUTATION YOU CAN RELY ON

### Over 75 years of great homes and great service

When it comes to buying your new home it is reassuring to know that you are dealing with one of the most successful companies in the country, with a reputation built on designing and creating fine houses and apartments nationwide backed up with one of the industry's best after-care services.

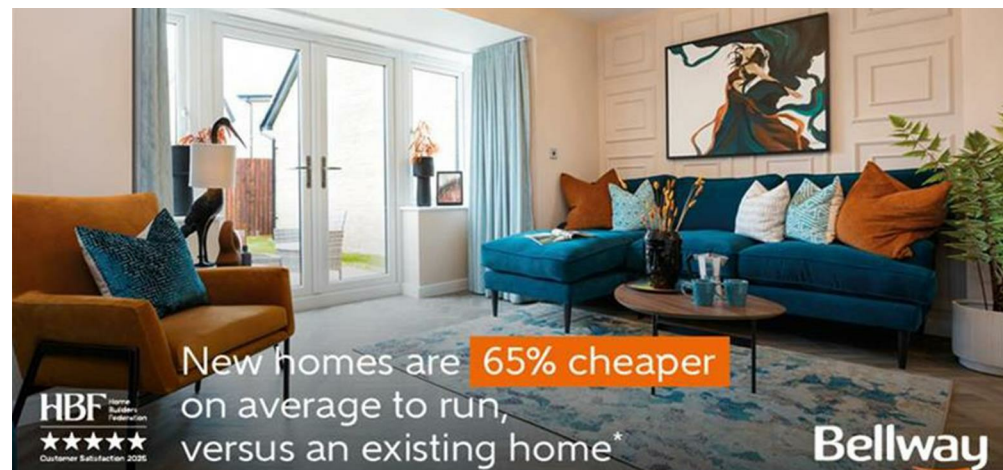
In 1946 John and Russell Bell, newly demobbed, joined their father John T. Bell in a small family owned housebuilding business in Newcastle upon Tyne. From the very beginning John T. Bell & Sons, as the new company was called, were determined to break the mould. In the early 1950s Kenneth Bell joined his brothers in the company and new approaches to design layout and finishes were developed. In 1963 John T. Bell & Sons became part of the public corporate scene and the name Bellway evolved.

### Continuing growth

Today Bellway is one of Britain's largest house building companies and is continuing to grow throughout the country. Since its formation, Bellway has built and sold over 100,000 homes catering for first time buyers to more seasoned home buyers and their families. The Group's rapid growth has turned Bellway into a multi-million pound company, employing over 2,000 people directly and many more sub-contractors. From its original base in Newcastle upon Tyne the Group has expanded in to all regions of the country and is now poised for further growth.

Our homes are designed, built and marketed by local teams operating from regional offices managed and staffed by local people. This allows the company to stay close to its customers and take key decisions about design, build, materials, planning and marketing in response to local and not national demands. A simple point, but one which we believe distinguishes Bellway.

### 10 Years NHBC Warranty





## About the Development

Clavering Park is a collection of 2, 3 and 4-bedroom homes situated in Bexhill-on-Sea, East Sussex. This attractive development boasts a range of energy-efficient homes with a garage or parking space for every plot, alongside landscaping to the front of all homes.

The site is particularly suited to families and first-time buyers, offering strong transport connections and picturesque public spaces. The surrounding area is also home to a range of leisure facilities, excellent shopping opportunities, and well-regarded schools.

Register your interest of our properties in Bexhill today!

### Why Buy With Bellway?

At Bellway we have always built attractive and desirable new homes. That's why we've become one of the five largest builders in Britain. But now there's even more reason to choose a Bellway home.

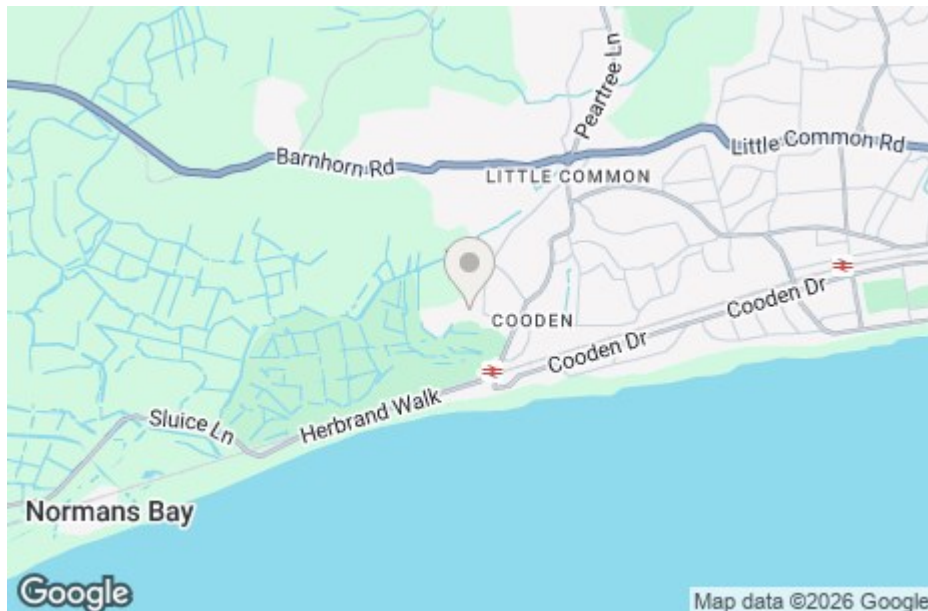
To make the whole process of selling and buying easier, we've put together a range of services to make your move as hassle free as possible.

### Express Mover

"We have a home to sell"

Our Intermediate Management Agent will work with a local estate agent to market your home at an agreed price.

You could soon be moving into your new dream home, start your journey with us today.





- The Saddler  
Plot 22
  - The Coiner<sup>Life</sup>  
Plots 21, 24, 33 & 34
- 3 Bedroom Homes**
- The Coppersmith<sup>Life</sup>  
Plots 3, 12, 13, 45, 46, 53, 54, 57, 58 & 70
  - The Fuller<sup>Life</sup>  
Plots 4, 8, 32, 37, 40, 65, 66 & 69
  - The Blemmere<sup>Life</sup>  
Plot 20
- 4 Bedroom Homes**
- The Philosopher<sup>Life</sup>  
Plots 1, 6, 11, 25, 35 & 44
  - The Falconer  
Plots 5, 7, 14, 27 & 52
  - The Minster  
Plots 26 & 36
  - The Durley  
Plots 62 & 64
- 5 Bedroom Homes**
- The Napier  
Plots 59, 61 & 63
  - The Sandbank  
Plot 60
- 2-4 Bedroom Homes**
- Shared Ownership

**Key to plan**

- v Visitor parking
- u Unallocated parking
- bcp Bin collection point
- LEAP Local equipped Area for Play

**RUSH  
WITT &  
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Lettings & Property Management**



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