



# Redwell Estates

Independent Estate Agents

Sales ■ Lettings ■ Property Management ■ Commercial

## £325,000

 3 Bedroom

 1 Reception

 2 Bathroom



### Redwell Avenue, Bexhill-On-Sea TN39 5DQ

CHAIN FREE. Are You Looking for Your next Family Home? Do you need a Garage, Off Road Parking, and Well maintained garden? You will need to see this property. Ideally located in a sought after area off of Watermill Lane and conveniently positioned for local schools, shops and access to the new link road.

What does it offer you? Three bedrooms, open plan lounge/ conservatory, kitchen, good bathroom, garage, off-road parking and sunny garden.

Properties in this area sell fast, so don't be disappointed and call us today to arrange your viewing on 01424 224242. Council Tax Band C - £1,9848.54 (2022/23) and EPC Band D

### Main Features

- CHAIN FREE
- 3 BEDROOMS
- GARAGE
- OFF ROAD PARKING
- EPC D
- COUNCIL TAX BAND C

[www.redwell-estates.co.uk](http://www.redwell-estates.co.uk)

17 Western Road, Bexhill-on-Sea, East Sussex, TN40 1DU ■ Tel: 01424 224242



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 is given as to their operability or efficiency can be given.  
Made with floorplan 10/2022

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	B	B
B	B	C	C
C	C	D	D
D	D	E	E
E	E	F	F
F	F	G	G
G	G		

England & Wales EU Directive 2002/91/EC

All appliances listed in these details are only listed 'as seen' and have not been tested by any member of staff at Redwell Estates. Floorplans are given as an assistive tool as a general guide to room layout and design only. They must not be relied upon for any purpose. Measurements have been taken using a Disto laser measuring appliance. These details are offered on the understanding that all negotiations are to be made via Redwell Estates. Neither these particulars, nor verbal discussions, form part of any offer or contract and their accuracy cannot be guaranteed. Redwell Estates Limited trading as Redwell Estates. Redwell Estates Limited registered in England, 24 Southfield, Polegate, East Sussex, BN26 5LX. Company No 07648256. VAT Registration No GB 120 6407 57. **MONEY LAUNDERING:** Redwell Estates are duty bound by Government legislation to carry out money laundering and background checks using the Know Your Customer guidelines (KYC) on its clients and customers. We are required by law to ask for proof of your identity, proof of your address and who the beneficiary of the property is. We will also ask you for a copy of your driving license, passport and copies of your utility invoices (Gas & Electric) which show your address. We will also need your date of birth for verification. Redwell Estates uses online agencies to carry out background checks matching information against the electoral roll, credit reference agencies and Government lists. For more information, please e-mail [admin@redwell-estates.co.uk](mailto:admin@redwell-estates.co.uk)

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## **Entrance Hall**

Double Glazed door with Laminate flooring

## **Kitchen**

**8'9" x 12'0" (2.67 x 3.66)**

Modern kitchen with range of cupboards, base units, part tiling, linoleum floor, Inset sink, electric oven and gas hob, radiator, plumbing for washing machine and dishwasher.

## **Living Room**

**12'0" x 14'9" (3.66 x 4.51)**

Open plan living room, TV point, laminate flooring, double glazed sliding doors leading onto the sunny conservatory, radiator.

## **Conservatory**

**14'4" x 9'4" (4.39 x 2.85)**

Bright room with double glazed doors leading onto the rear garden, laminate flooring, radiator.

## **WC**

Low level WC, hand basin, laminate flooring.

## **Landing Hallway**

Carpet as fitted, access to loft hatch.

## **Bedroom 1**

Double bedroom with double glazed window overlooking front garden, carpet as fitted, built in double wardrobe, radiator, door to en suite shower room.

## **En Suite**

**5'3" x 5'8" (1.61 x 1.73)**

Shower cubicle with electric shower, hand basin, low level toilet, double glazed frosted glass window, airing cupboard with boiler.

## **Bedroom 2**

**6'7" (ext 9'3") x 8'6" (2.03 (ext 2.82) x 2.60)**

Double glazed window overlooking rear garden, range of shelves, carpet as fitted, radiator.

## **Bedroom 3**

**9'3" x 6'0" (2.82 x 1.83)**

Double glazed window overlooking rear garden, radiator, carpet as fitted.

## **Bathroom**

**9'2" x 6'2" (2.80 x 1.89)**

Family bathroom with bath and shower over, shower curtain, low level WC, hand basin, Double glazed frosted window, linoleum floor.

## **Garage**

Up and over door, with double glazed personal door leading to rear garden.

## **Front Garden**

Driveway with off road parking leading to garage and pathway to front door, attractive easy maintained grass area

## Rear garden

Mainly laid to lawn, with decking area with plenty of seating space, attractive mix of shrubs and plant border, patio with access to garage and side gate,

## Information

PLEASE NOTE. Redwell Estates do not test any of the services supplied and any appliances mentioned in these sale particulars have not been tested and no warranty can be given. 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. If you require any further information, please give us a call on 01424 224242, especially if you are travelling some distance.

## MONEY LAUNDERING REGULATIONS

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. By signing this agreement as the seller (or purchaser) you understand that we will undertake a search with Credit Referencing Agencies for the purposes of verifying your identity. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.