



**Watergate, Bexhill-On-Sea TN39 5ED**



**welcome to**

## **Watergate, Bexhill-On-Sea**

Welcome to this immaculate, modern & stunning three bedroom home situated in the North of Bexhill-On-Sea. This property boasts of three generously sized bedrooms, en-suite to the master, large lounge, open plan kitchen diner, utility room and even benefits from 8 years remaining on the NHBC!



### Entrance Hall

A large entrance hall, plenty of room for storage, powerpoints and access to the kitchen diner, lounge and stairway to the first floor.

### Kitchen & Diner

18' 6" x 9' 2" ( 5.64m x 2.79m )  
The modern kitchen comprises of great white matching wall and base units, inset 1.5 sink and drainer unit, a low-level electric oven with electric four-use hobs on top, plumbing and space for a fridge freezer, washing machine and dishwasher. With laminate flooring throughout, large space for a dining room table, double-glazed window to the side aspect, powerpoints and doorway access to the utility & downstairs WC.

### Lounge

18' 6" x 10' 3" ( 5.64m x 3.12m )  
The lounge is bright & airy with a neutral and modern finish, featuring of a double glazed window to the front aspect and double-glazed double-doors leading to the garden, radiator and powerpoints.

### Utility

6' 3" x 5' 2" ( 1.91m x 1.57m )  
With plumbing and space for a dishwasher or washing machine, additional storage shelving and access to both the downstairs WC and side of the property.

### Wc

A neutral white suite, featuring a low-level WC.

### Bedroom One

18' 6" x 10' 5" ( 5.64m x 3.17m )  
An L-shaped spacious double bedroom, boasting of two separate double-glazed windows to both the side and rear aspects allowing plenty of light, radiator and powerpoints too. Leading seamlessly to the en-suite.

### En-Suite

7' 1" x 3' 11" ( 2.16m x 1.19m )  
The en-suite comprises of a low-level WC, wash hand basin, double walk-in shower with a large shower head over top, partly tiled neutral walls, above head storage and vanity unit and a large heated towel rail.

### Bedroom Two

10' 8" x 9' 3" ( 3.25m x 2.82m )  
A generous sized double second bedroom, featuring a double-glazed window to the rear, radiator and powerpoints.

### Bedroom Three

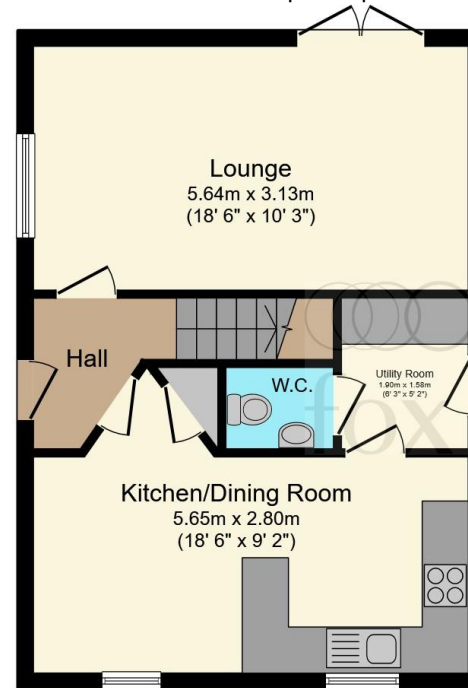
9' 3" x 7' 6" ( 2.82m x 2.29m )  
The third and final bedroom, featuring a double-glazed window to the rear, radiator and powerpoints.

### Bathroom

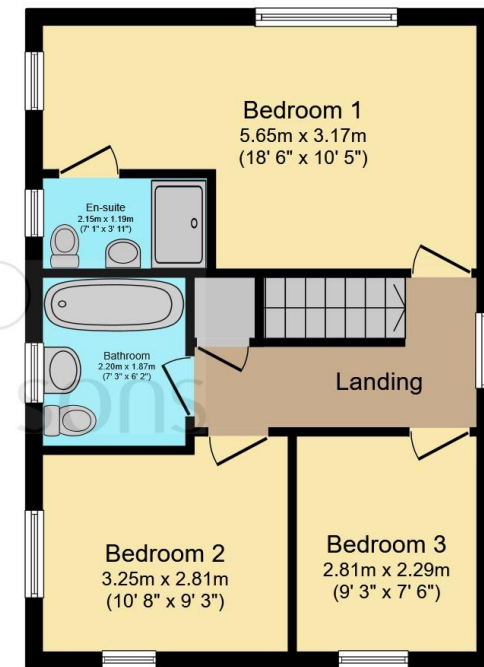
7' 3" x 6' 2" ( 2.21m x 1.88m )  
A gorgeous and modern matching white suite, with half tiled walls, large pannelled bath with shower head above, pedestal wash hand basin, low-level WC, tiled flooring and opaque double-glazed window to the front aspect of the property.

### Rear Garden

Boasting of both an area of patio and lawn, proportioned perfectly together. Ideal for gathering in the Summer sun! The patio space leads via pathway to the back gate, leading seamlessly to the shared car port for parking for multiple cars.



Ground Floor



First Floor

Total floor area 91.9 m<sup>2</sup> (990 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Watergate, Bexhill-On-Sea

- 8 YEARS REMAINING ON NBHC
- EN-SUITE TO THE MASTER
- THREE SPACIOUS BEDROOMS
- MODERN FITTINGS AND IMMACULATE CONDITION

Tenure: Freehold EPC Rating: B

**£375,000**



Please note the marker reflects the postcode not the actual property

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