

**RUSH
WITT &
WILSON**



**10 Redgrove Close, Bexhill-On-Sea, East Sussex TN39 5FD
£350,000**

Rush Witt & Wilson are delighted to welcome to the market this exceptionally well presented, modern three bedroom semi detached house in this highly sought after new development in North Bexhill. Offering bright and spacious accommodation throughout, the property comprises a stunning modern fitted kitchen/diner, double aspect lounge, utility room and wc all to the ground floor. To the first floor there are three double bedrooms with the master bedroom benefitting from en-suite shower room and a family bathroom. Other benefits include gas central heating to radiators, double glazed windows throughout and 9 years still remaining on the NHBC new build warranty. Externally the property boasts a private and secluded rear garden, front and side gardens, driveway providing off road parking that leads to a timber framed carport. Conveniently situated in the new and exclusive development close to local amenities, local schools and the picturesque countryside. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning modern family home in this ideal location.



Entrance Hall

Obscured glass panelled composite front door leading to entrance hall, with one radiator, stairs leading to first floor, modern electric consumer unit.

Lounge

18'6" x 10'3" (5.65 x 3.13)

Double glazed window to the front elevation, double glazed French doors to the side elevation giving access onto the garden, two radiators, bespoke built media wall with alcove for TV, inset modern electric flame effect fireplace.

Kitchen/Diner

18'4" x 9'7" (5.61 x 2.93)

Double aspect, double glazed windows to the front and side elevations, two radiators, modern fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, stainless steel bowl and a half sink with drainer and mixer tap, space for freestanding fridge/freezer, integrated electric oven, worktop mounted gas hobs with stainless steel splashback and extractor hood above, plumbing space for dishwasher, cupboard housing the gas central heating boiler, door leading through to utility room, built in storage cupboard providing ample storage space.

Utility Room

6'3" x 5'2" (1.91 x 1.58)

Radiator, fitted roll edge laminate worktop surface with base level unit, plumbing space for washing machine and additional under counter space for tumble dryer, door with access to ground floor wc.

Ground Floor WC

Radiator, low level wc, pedestal mounted wash hand basin with mixer tap and tiled splashback, extractor fan.

First Floor Landing

Radiator, access to loft space, built in over stairs storage cupboard.

Bedroom One

18'6" x 10'5" (5.65 x 3.19)

Double aspect, double glazed window to the front and side elevations, two radiators, door with access to en-suite.

En-Suite Shower Room

Obscured double glazed window to the front elevation,

heated chrome towel rail, modern white suite comprising low level wc, pedestal mounted wash hand basin, large walk in shower cubicle with wall mounted shower controls, shower attachment and rain effect showerhead, part tiled walls, extractor fan.

Bedroom Two

10'7" x 9'2" (3.25 x 2.81)

Double aspect, double glazed windows to the front and side elevations, radiator.

Bedroom Three

9'2" x 7'6" (2.80 x 2.30)

Double glazed window to the side elevation, radiator.

Family Bathroom

Obscured double glazed window to the front elevation, heated chrome towel rail, modern white suite comprising low level wc, pedestal mounted wash hand basin with mixer tap and panelled enclosed bath with mixer tap and shower attachment, part tiled walls, extractor fan.

Outside

Rear Garden

Small sun patio with pathway leading to the rear of garden gate giving access onto driveway and carport, the rest of the garden is mainly laid to lawn, timber garden shed, boarded by brick wall and closed board fencing.

Front Garden

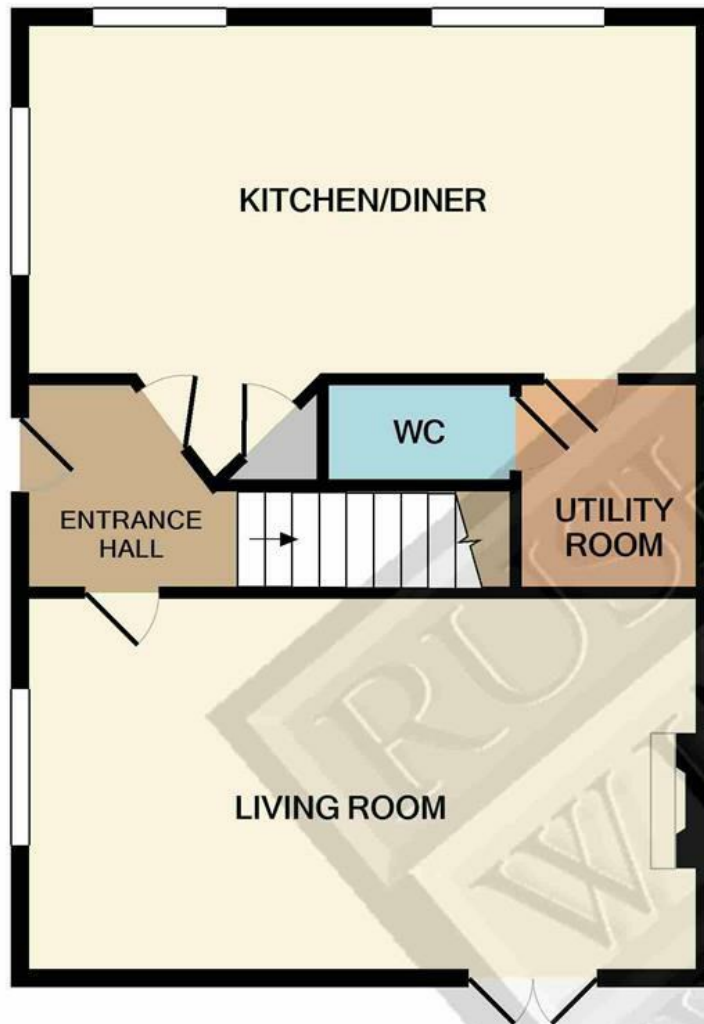
The front garden wraps all the way around to the side of the property which is mainly laid to lawn, with some plants and shrubs, blocked paved driveway providing off road parking leading to the timber framed carport providing off road parking for multiple vehicles, gate giving rear access into the rear garden.

Agents Note

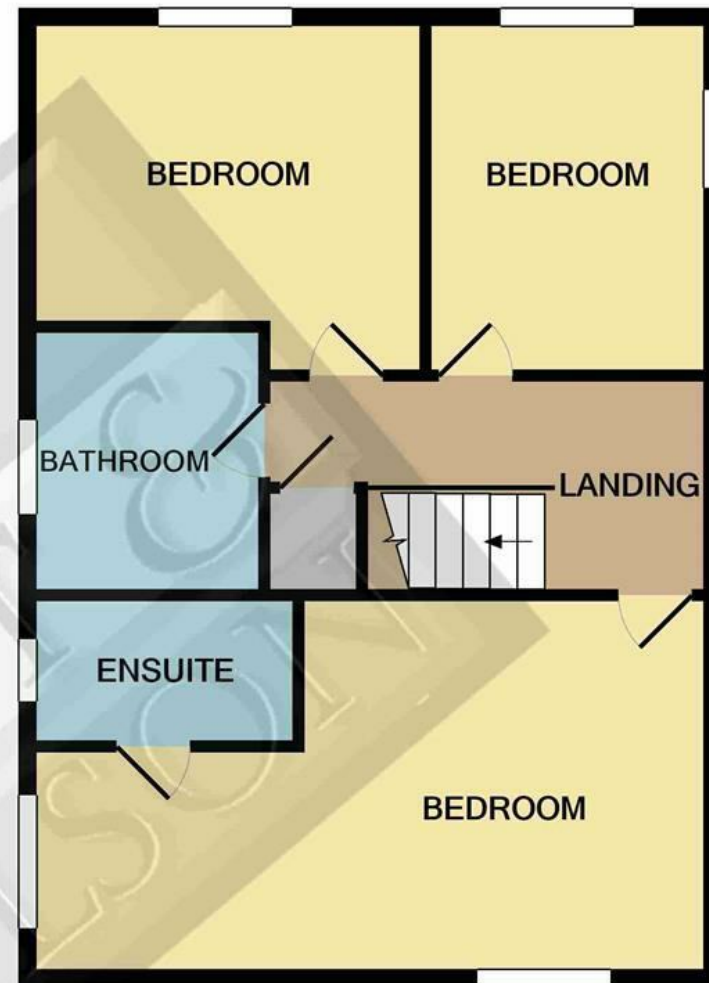
None of the services or appliances mentioned in these sale particulars have been tested.

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.





GROUND FLOOR
APPROX. FLOOR
AREA 476 SQ.FT.
(44.2 SQ.M.)

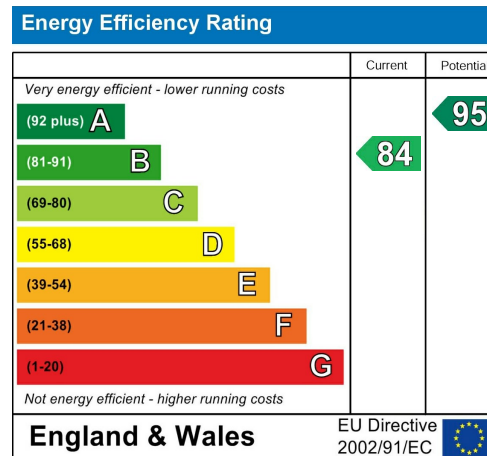


1ST FLOOR
APPROX. FLOOR
AREA 476 SQ.FT.
(44.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 952 SQ.FT. (88.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 as to their operability or efficiency can be given

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