

**RUSH
WITT &
WILSON**



**1 Pankhurst Close, Bexhill-On-Sea, East Sussex TN39 5DL
£340,000**

Rush Witt & Wilson are delighted to welcome to the market this exceptionally well presented three bedroom semi detached house ideally location in this quiet cul de sac location. Offering bright and spacious accommodation throughout, the property comprises, lounge, large kitchen/diner, three double bedrooms, modern fitted family shower room with separate W/C on the ground floor. Other internal benefits include gas central heating to radiators and double glazing throughout. Externally the property boasts and private and secluded rear garden, whilst to the front the property offers off road parking for multiple vehicles. Ideally located within easy walking distance of local amenities and schools, whilst only being within approx. 2 miles of Bexhill Town Centre, Bexhill Seafront and Bexhill Train Station. Viewing comes highly recommended by Rush, Witt & Wilson. Council Tax Band B.



Hallway

Brand new obscured glass panelled composite front door, brand new flooring, stairs leading to first floor, radiator, open under stair storage space, recessed ceiling spotlights, large storage cupboard with fitted shelving currently spaced to house a tumble dryer

Lounge

13'1" x 14'11" (4.0 x 4.56)

Double glazed window to front elevation, radiator

Kitchen / Diner

17'9" x 13'2" (5.42 x 4.03)

Double glazed window and door to rear elevation giving access onto rear garden, radiator, modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, space for freestanding cooker with stainless steel extractor hood above, space for washing machine, stainless steel bowl and half sink with drainer and mixer tap, plumbing space for dishwasher, plumbing for American style fridge/freezer, part tiled walls, recessed ceiling spotlights

Ground Floor W/C

Obscured double glazed window to front elevation, radiator, low level w/c, corner mounted wash hand basin with mixer tap, tiled splashback, also housing gas central heating boiler

First Floor Landing

Access to loft space, large airing cupboard with slatted shelving

Bedroom One

13'5" x 8'8" (4.09 x 2.66)

Double glazed window to rear elevation, radiator

Bedroom Two

13'0" x 11'8" (3.98 x 3.58)

Double glazed window to front elevation, radiator

Bedroom Three

8'9" x 8'8" (2.68 x 2.66)

Double glazed window to front elevation, radiator

Family Shower Room

Obscured double glazed window to rear elevation, heated chrome towel rail, modern suite, fitted in 2022, comprising

vanity unit with wash hand basin, mixer tap, shelving and storage beneath, large walk in shower cubicle with shower controls, shower attachment and rain effect shower head, low level w/c, aqua tiling, extractor fan, shaving point, recessed ceiling spotlights

Outside

Front of Property

Block paved driveway providing off road parking for multiple vehicles, smaller front garden which is lawned with some plants and shrubs.

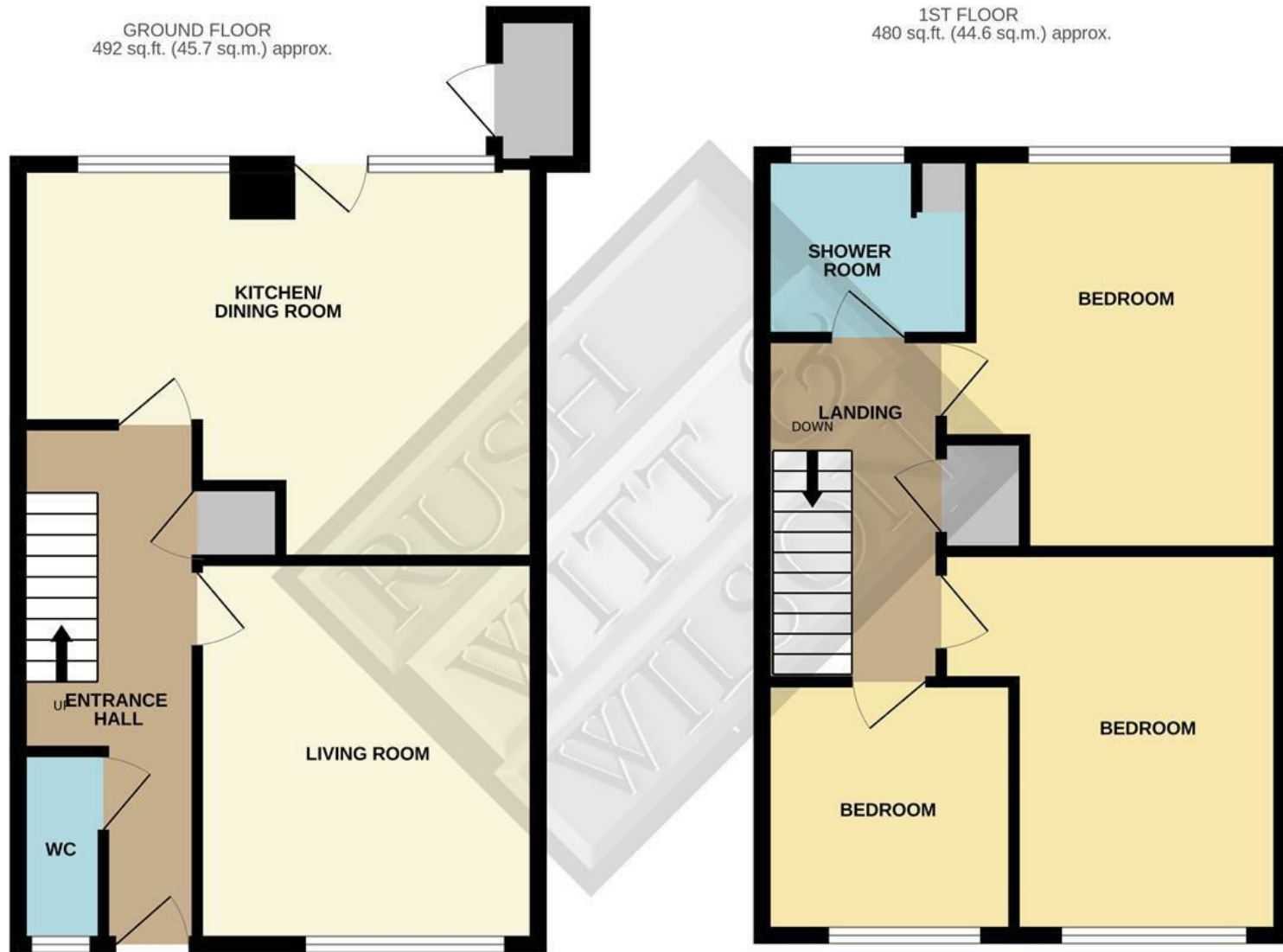
Rear Garden

Sun patio, rest of garden being mainly laid to lawn, garden extends to side of property giving large side access to the front, timber framed shed with light and power, brick built garden store room with light and power

Agents Notes

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.





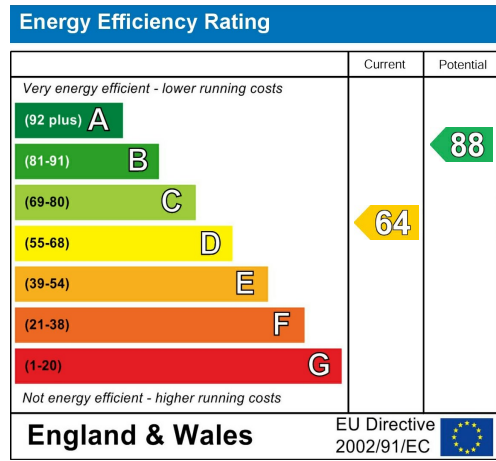
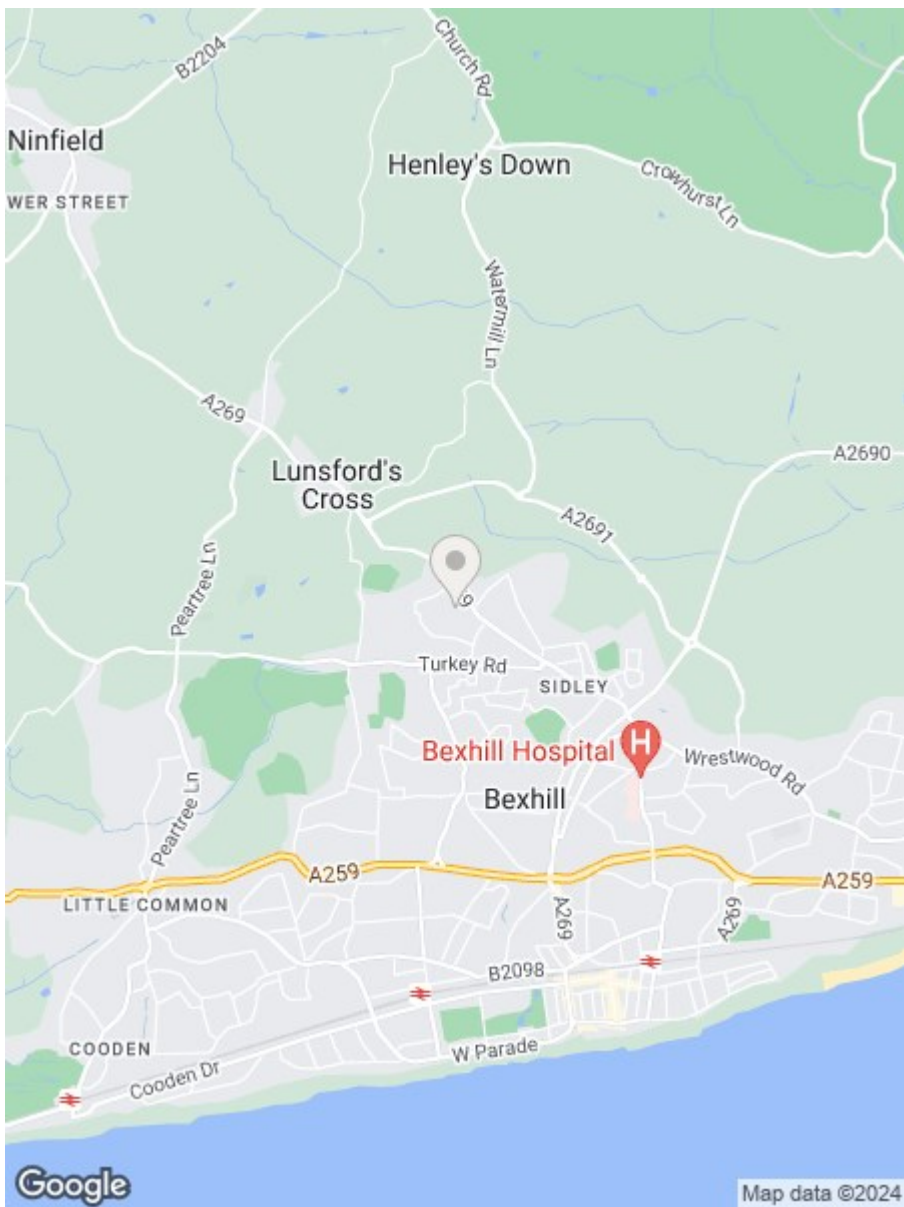
GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.

1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.

TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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