

**RUSH
WITT &
WILSON**



**7 Carfax Close, Bexhill-On-Sea, East Sussex TN39 5EG
£299,000**

An exceptionally well presented three bedroom, end of terrace house, backing onto woodland, refurbished to an excellent standard by the current vendors, modern fitted kitchen/breakfast room, utility room, downstairs cloakroom, private front, rear and side gardens, living room, interconnecting dining room, beautiful orangery backing onto woodlands, landscaped gardens, gas central heating system, double glazed windows and doors, garage. Viewing comes highly recommended by RWW Sole Agents. Council Tax Band B.



Entrance Hallway

Window to the front elevation, vertical radiator.

Living Room

10'5" x 13'8" (3.19 x 4.18)

Window to the front elevation, ornate fireplace.

Dining Room

10'6" x 8'1" (3.21 x 2.47)

French doors lead out onto the patio area, vertical radiator.

Kitchen & Utility Room

22'6" x 8'0" (6.87 x 2.46)

Window to the side elevation, modern kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl enamel sink unit with mixer tap, plumbing for washing machine, gas hob with extractor canopy and light, integrated double oven with grill, single radiator, tiled splashbacks. The kitchen extends to a utility area with laminate straight edge worktops, space for fridge/freezer, space for white goods, double radiator, window to the side elevations, door to side, wall mounted electric gas central heating and domestic hot water boiler.

Cloakroom

WC with low level flush, wash hand basin with vanity unit beneath, double radiator, obscured glass window to the side elevation.

Orangery

13'7" x 10'2" (4.16 x 3.11)

Windows overlook the landscaped rear garden and backing onto woodland, personal door to side, sky lantern, wall mounted modern electric radiator, ceramic floor tiling with under floor heating,

First Floor Landing

Window to the side elevation, double radiator, access to roof space, built in linen cupboard with slatted shelving, double radiator.

Bedroom One

12'11" x 9'11" (3.95 x 3.03)

Window to the rear elevation with pleasant views over the adjoining woodland, double radiator, fitted wardrobe cupboard.

Bedroom Two

10'5" x 8'6" (3.18 x 2.61)

Window to the front elevation, double radiator.

Bedroom Three

9'6" x 8'3" (2.91 x 2.52)

Window to the rear elevation, double radiator.

Bathroom

Modern suite comprising wc with low level flush, wash hand basin with vanity unit beneath, two heated towel rails, walk in shower with glass shower screen controls, rainfall shower head and hand/shower attachment, ceramic floor and wall tiling, obscured glass window to the front elevation.

Outside

Front Garden

Patioed with trellising, enclosed by retaining walls,

Rear & Side Gardens

Mediterranean style rear & side gardens with patio, backing onto woodland, all enclosed with fencing to all sides, trellis fencing, rear gate, decked area for alfresco dining, with outside power points.

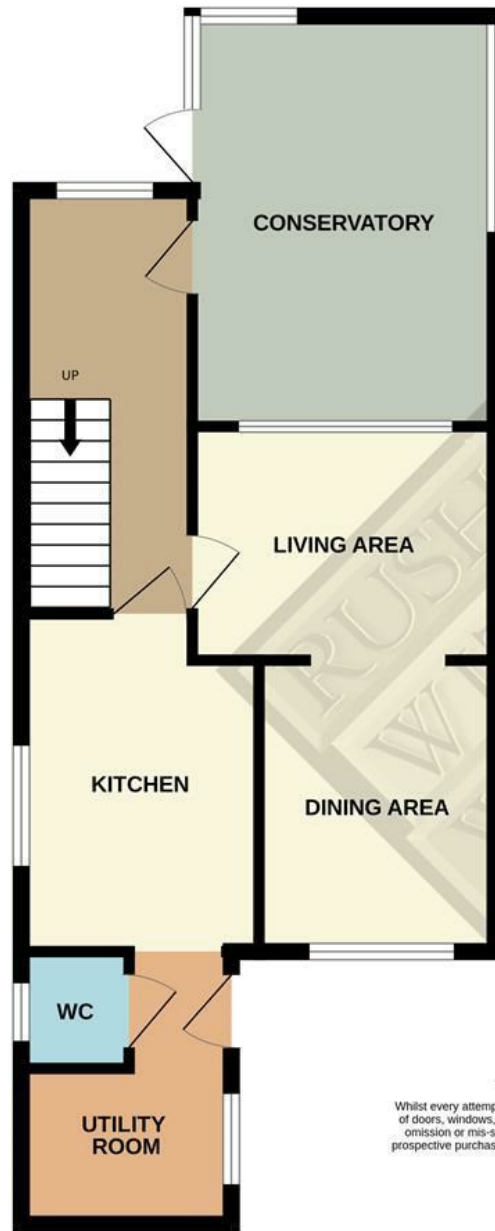
Garage En-Bloc

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
553 sq.ft. (51.3 sq.m.) approx.

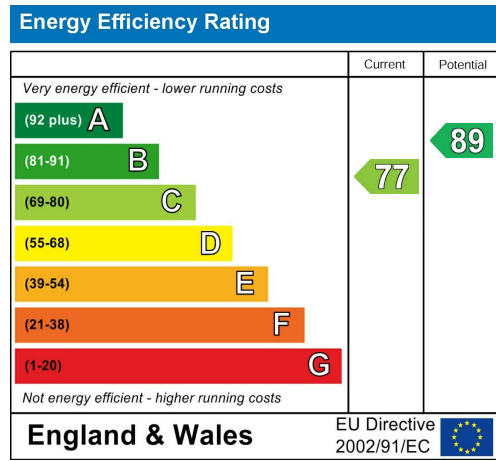
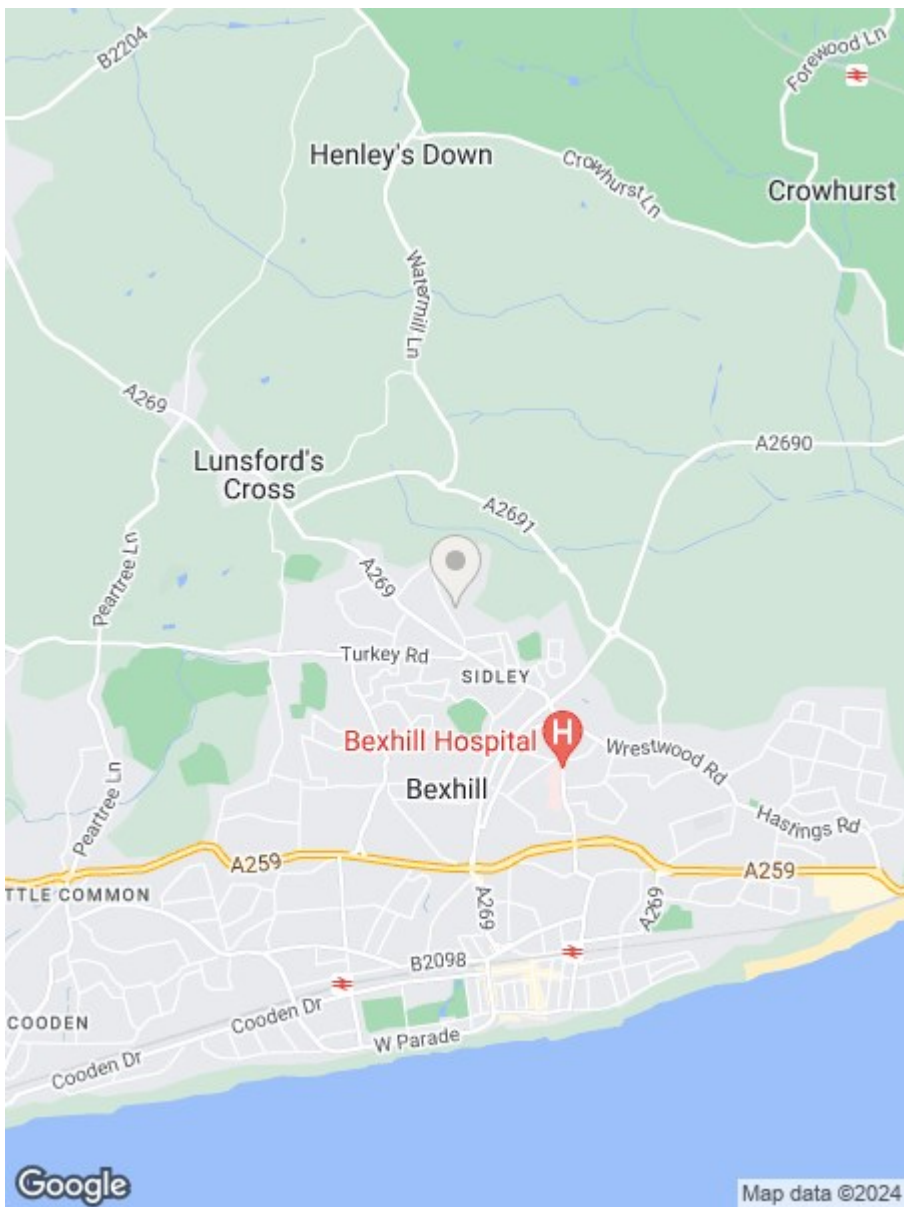


1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 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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