

**RUSH  
WITT &  
WILSON**



**12 Gleneagles Close, Bexhill-On-Sea, East Sussex TN40 1UH  
Guide Price £350,000**

**A well presented four bedroom detached family house, situated in a cul-de-sac location, spacious living room/ dining room, gas central heating system, double glazed windows and doors, upvc conservatory, private front and rear gardens, off road parking, gymnasium. Viewing comes highly recommended by RWW sole agents. Council Tax Band C.**



**Entrance Hall**

With entrance door, single radiator, door through to gym.

**Living Room**

19'10" x 14'2" (6.06 x 4.32)

Under-stairs storage cupboard, two double radiators, patio doors lead to conservatory.

**Conservatory**

12'5" x 7'10" (3.81 x 2.40 )

uPVC double glazed construction, French doors to the side elevation, double radiator, tiled floor.

**Kitchen**

11'4" x 8'7" (3.47 x 2.64)

Window to the rear elevation, door leading out to garden, fitted kitchen comprising arrange of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, plumbing for washing machine, plumbing for dishwasher, integrated double oven with grill, gas hob with extractor canopy and light, space for American style fridge/freezer, tiled splashbacks, gas central heating and domestic hot water boiler.

**First Floor Landing**

Access to roof space, built in linen cupboard.

**Bedroom One**

14'5" x 10'4" (4.40 x 3.15)

Window to the front elevation, double radiator.

**Bedroom Two**

11'9" x 7'4" (3.59 x 2.26)

Window to the rear elevation, single radiator.

**Bedroom Three**

10'10" x 7'10" (3.31 x 2.41)

Windows to the front elevation, single radiator, doors to eaves storage cupboard.

**Bedroom Four**

10'10" x 8'8" (3.32 x 2.65)

Window to the rear elevation, single radiator.

**Bathroom**

Suite comprising panelled bath with electric shower unit, controls and showerhead, folding shower screen, wc with low level flush, pedestal mounted wash hand basin, heated

chrome towel rail, tiled floor, tiled walls, obscured glass window overlooks the rear elevation, electric shaver point.

**Outside****Front Garden**

Mainly laid to lawn with hedging to both sides, off road parking for two vehicles is available on driveway.

**Rear Garden**

Mainly laid to lawn, enclosed with fencing to all sides offering privacy and seclusion, timber framed shed, patio area for alfresco dining, outside water tap.

**Garage**

19'6" x 8'0" (5.96 x 2.44 )

French doors lead out to the front with windows.

**Agents Note**

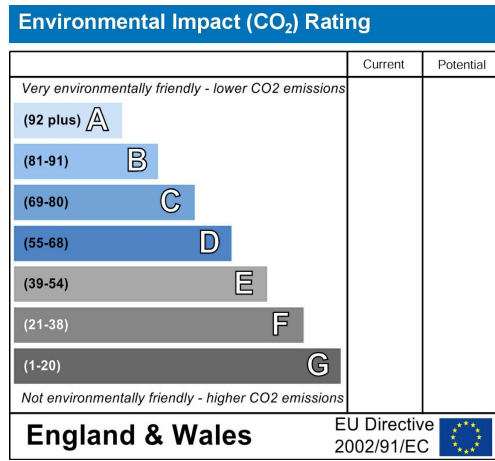
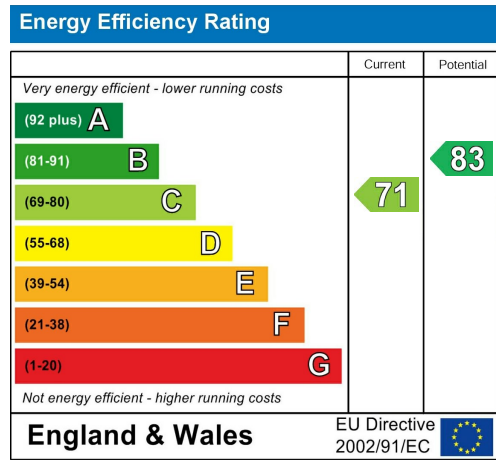
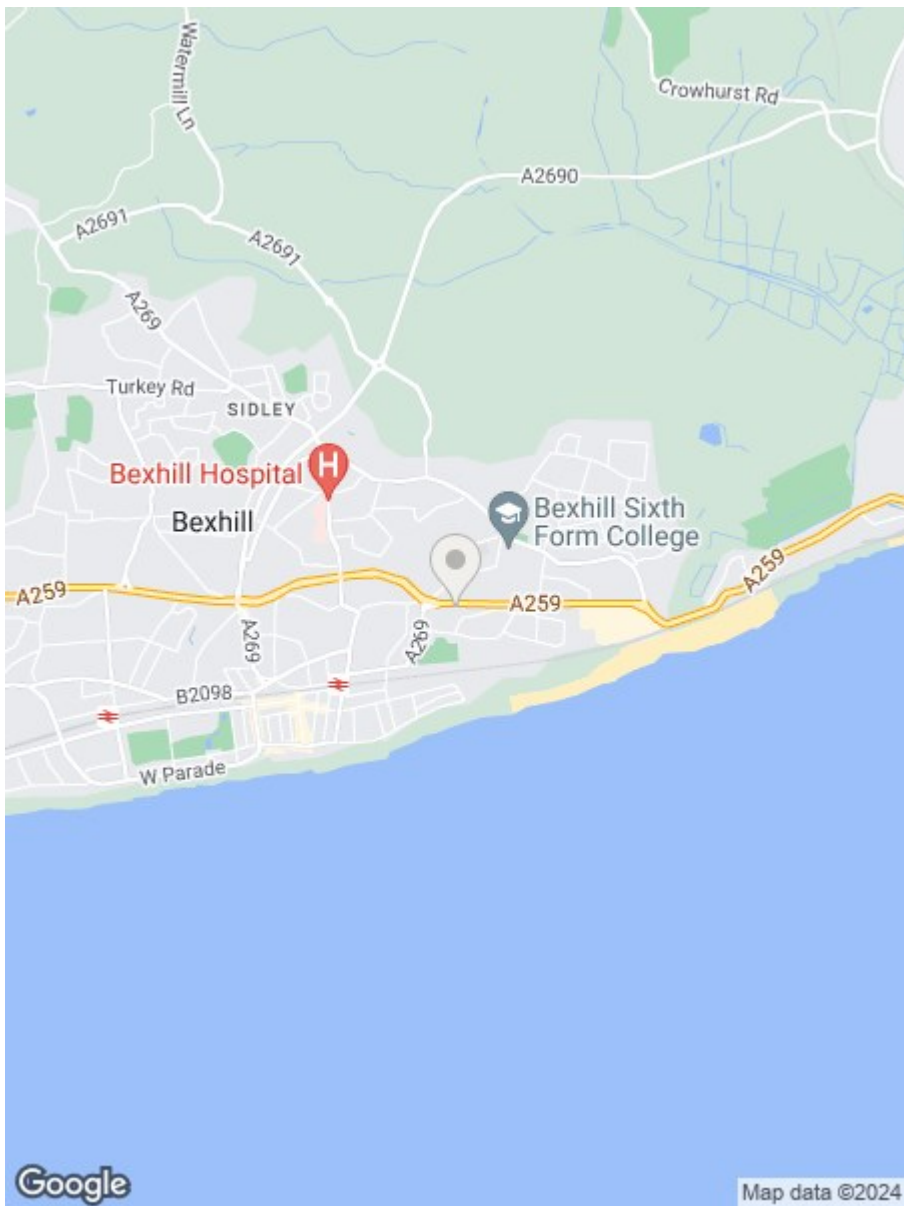
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL FLOOR AREA : 1147 sq.ft. (106.6 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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