

**RUSH
WITT &
WILSON**



**45 Mistle Close, Bexhill-On-Sea, East Sussex TN40 2TD
£305,000**

A very special two bedroom end of terrace house, presented to an exceptional standard by the current vendor, tasteful wood panelling throughout, with gas central heating system, double glazed windows and doors, beautiful herringbone flooring, modern fitted kitchen, re-fitted bathroom suite and additional en-suite to master bedroom, off road parking, private front and westerly facing rear garden, viewing considered essential by RWW sole agents. Council Tax Band B.



Entrance Hall

With Entrance door, wall panelling, double radiator, under-stairs storage cupboard.

Living Room

15'5" x 13'1" (4.70m x 4.00m)

Patio doors overlook and lead out the westerly facing private rear garden, double radiator.

Kitchen

12'10" x 7'4" (3.93m x 2.24m)

Window overlooks the front elevation, beautiful modern fitted kitchen comprising a range of base and wall units with marble effect worktops and matching splashbacks, one and half bowl composite sink unit with mixer tap, integrated dishwasher, integrated twin ovens with grill with induction hob and glass extractor with light, integrated fridge/freezer, integrated washer/dryer.

First Floor Landing

Access to roof space, wall panelling, built in airing cupboard with slatted shelving.

Bedroom One

11'10" x 9'8" (3.61 x 2.95)

Window overlooks the front elevation, single radiator, wall panelling.

En-Suite

Comprising wash hand basin, heated towel rail, walk in shower cubicle with controls and showerhead, sliding door, half height wall tiling.

Bedroom Two

13'2" x 9'3" (4.02 x 2.83)

Window to the rear elevation, single radiator, herring bone flooring.

Bathroom

Luxury suite comprising his and her wash hand basins with vanity drawers, gold heated towel rail, half height wall tiling, splashbacks, wc with low level flush, panelled bath with rainfall showerhead and shower attachment and shower screen.

Outside**Front Garden**

Large built in storage cupboard, outside water tap, mainly laid to lawn, pathway leads to both the front and side entrances, parking is available at the front of the property.

Rear Garden

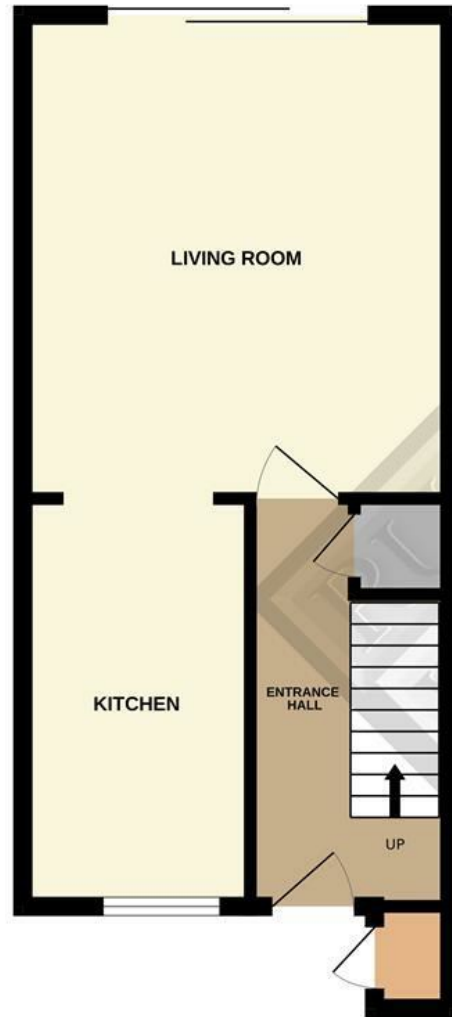
Westerly facing, mainly laid to lawn with a decked area, raised flower sleeper beds, timber framed summerhouse, all enclosed with fencing to all sides offering privacy and seclusion, gated side access.

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
362 sq.ft. (33.6 sq.m.) approx.

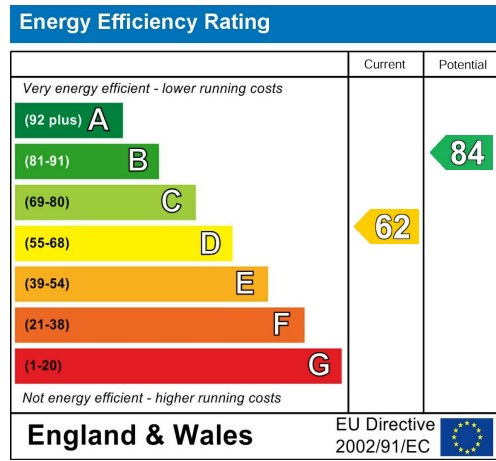


1ST FLOOR
355 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 716 sq.ft. (66.6 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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