

**RUSH  
WITT &  
WILSON**



**2 Reynolds Drive, Bexhill-On-Sea, East Sussex TN40 2UP  
£425,000**

**A four bedroom detached family house, comprising living room, dining room, study, modern fitted kitchen, downstairs cloakroom, four bedrooms, family bathroom and en-suite to master bedroom. Other internal benefits include gas central heating to radiators. Externally the property offers private front and rear gardens, off parking for multiple vehicles and double garage. Viewing comes highly recommended by RWW Bexhill. Council Tax Band E.**



**Entrance Hallway**

With stairs leading to first floor, under stairs storage cupboard, radiator.

**Living Room**

17'9" x 11'3" (5.42 x 3.45)

Dual aspect with windows to the side and glass panelled French Doors giving access onto the rear garden, feature fireplace, radiator.

**Kitchen**

18'11" x 8'9" (5.77 x 2.68)

Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, one and half bowl sink with drainer and mixer tap, integrated oven with four ring gas hob and extractor canopy above, integrated fridge and freezer, integrated dishwasher, space and plumbing for washing machine, tiled splashbacks, windows to the rear elevation, obscured glass panelled door giving access onto the rear garden, gas central heating and domestic hot water boiler.

**Dining Room**

11'10" x 8'6" (3.61 x 2.60)

Windows to the front elevation, radiator.

**Study**

8'5" x 6'10" (2.59 x 2.10)

Windows to the front elevation, radiator.

**Downstairs Cloakroom**

Suite comprising wc with low level flush, wash hand unit with mixer tap, radiator, window to the side elevation.

**First Floor Landing**

With access to loft space with loft hatch, radiator, window to the front elevation.

**Bedroom One**

17'5" x 11'0" (5.31 x 3.37)

Windows to the rear elevation, radiator, built in wardrobe cupboards with shelving.

**En-Suite**

Suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, panelled bath with chrome controls and chrome shower attachment and showerhead, window to the side elevation, part tiled walls.

**Bedroom Two**

9'10" x 8'5" (3.00 x 2.57)

Window to the rear elevation, built in wardrobe cupboard, radiator.

**Bedroom Three**

9'7" x 8'5" (2.94 x 2.58)

Windows to the front elevation, radiator, built in wardrobe cupboards with hanging space.

**Bedroom Four**

8'6" x 7'5" (2.60 x 2.27)

Window to the front elevation, radiator.

**Family Bathroom**

Suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, panelled bath with chrome controls and chrome shower attachment and showerhead, radiator.

**Outside****Front Garden**

Off Road Parking for multiple vehicles.

**Rear Garden**

Mainly laid to lawn, patio area suitable for alfresco dining, enclosed to all sides, door giving rear access into the garage .

**Double Garage**

With electrically operated up and over door.

**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.

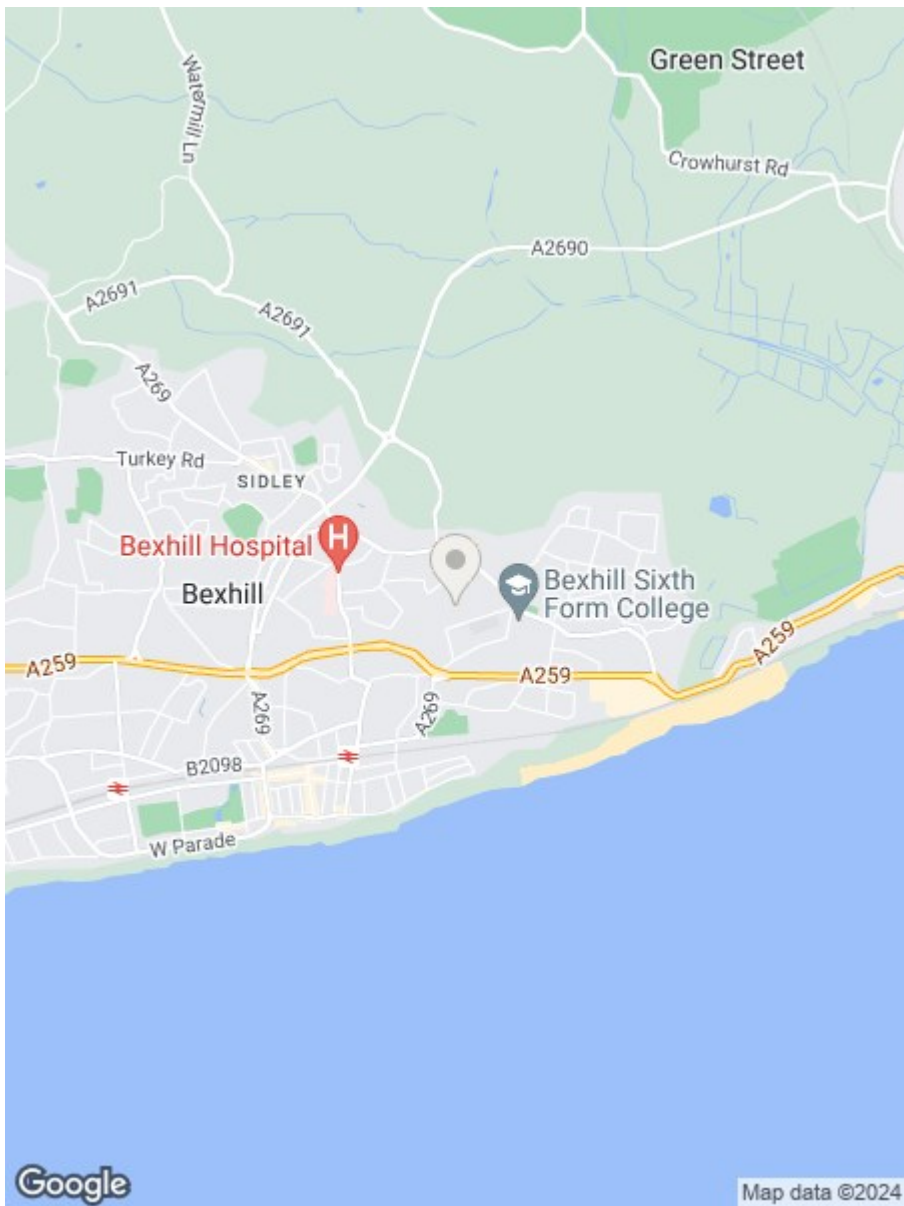


GROUND FLOOR



1ST FLOOR





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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