

**RUSH
WITT &
WILSON**



**35 Quebec Close, Bexhill-On-Sea, East Sussex TN39 4HX
£381,000**

A beautiful four bedroom semi-detached family house, backing onto the tranquil Downs at Bexhill, the property has been refurbished and offers open plan living/ dining and kitchen, family bathroom with en-suite to master bedroom, upvc conservatory, gas central heating system, double glazed windows and doors, off road parking, private front and rear gardens, viewing comes highly recommended by RWW sole agents.



Entrance Hall

With entrance door, double radiator.

Cloakroom

W.C. with low level flush, part tiled walls, obscure glass window to the side elevation. , beautiful open plan living/din

Open Plan Living/Dining Space

25'9" x 9'8" (7.86m x 2.97m)

Window to the front elevation, two double radiators, French doors lead to the conservatory.

Kitchen Area

11'10" x 10'9" (3.63m x 3.28m)

Window to the rear elevation. Fitted kitchen comprising a range of base and wall units with solid woodblock worktops, plumbing for washing machine, space for tumble dryer, one and a half bowl composite sink unit with mixer tap, tiled floor, integrated oven and grill and integrated Neff glass cooker, integrated fridge and freezer.

Conservatory

11'0" x 10'3" (3.36m x 3.13m)

Obscure glass overlooks the rear garden with door leading out to the side.

First Floor Landing

Obscure glass window overlooking the side elevation, access to the roof space. Built-in airing cupboard.

Bedroom One

14'2" x 9'10" (4.33m x 3m)

Window to the rear elevation, double radiator.

En-Suite

Comprising walk-in shower with chrome controls, chrome shower head, folding door, w.c. with low level flush, heated towel rail, obscure glass window to the front elevation, wall mounted wash hand basin with vanity unit beneath. This has its own private access.

Bedroom Two

13'1" x 7'7" (4m x 2.33m)

Window to the front elevation, double radiator.

Bedroom Three

14'5" x 10'7" (4.41m x 3.25m)

Double radiator, window to the rear elevation.

Bedroom Four

12'8" x 7'4" (3.88m x 2.26m)

Door to the side elevation, built-in storage cupboards and shelving, window to the side elevation.

Bathroom

Beautiful suite comprising double ended panelled bath with hand shower attachment, w.c. with low level flush, wall mounted heated towel rail, obscured glass windows overlook the front elevation, tiled floor and tiled walls done in marble with walk-in shower with controls, fixed rain-fall showerhead, hand shower attachment and two recesses for toiletries. Wash hand basin with vanity units and cupboards beneath.

Front Garden

There is shrubbery , stone low maintenance features with pebbles and off road parking to the front of the property.

Rear Garden

The garden has been landscaped for low maintenance in mind, astro turfed area for table and chairs, raised flower borders with chip stone borders with railway sleepers and all enclosed with fencing to all sides offering privacy and seclusion with an outside water tap.

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.



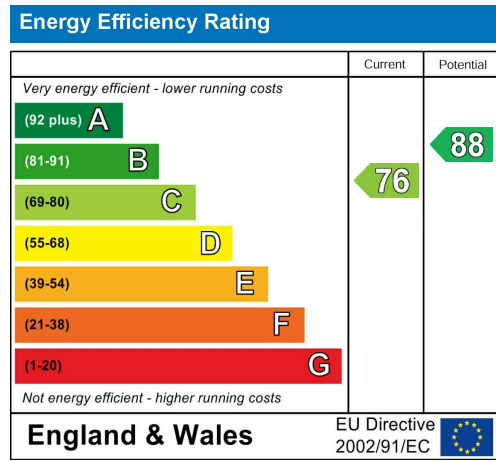
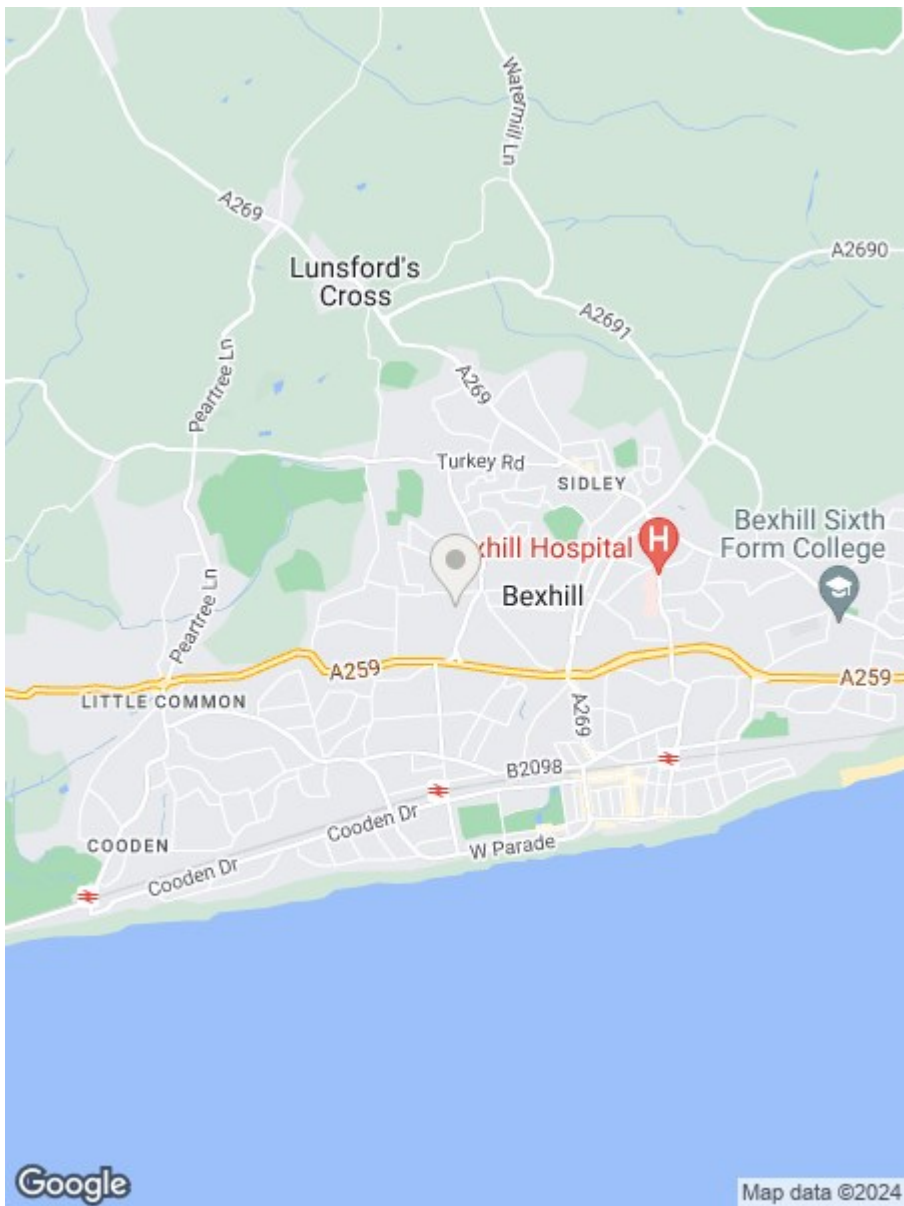
GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.

1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.7 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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