

**RUSH  
WITT &  
WILSON**



**13 Chelsea Close, Bexhill-On-Sea, East Sussex TN40 1SJ**  
**£295,000**



**A charming two bedroom terraced house situated in this sought after residential location in Bexhill on sea. Within close proximity of Bexhill town centre with its wide range of amenities and Bexhill train station offering direct routes to London Victoria, Ashford International and Brighton and Bexhill seafront.**

**Offering bright and spacious accommodation throughout the property comprises large living/dining room, fitted kitchen, conservatory, two double bedrooms and bathroom suite.**

**Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout, externally the property boasts a private rear patio, private front garden and a large communal gardens to enjoy.**

**Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.**



**Entrance Hallway**

With entrance door, stairs leading to first floor, storage cupboard.

**Living Room/Dining Room**

24'8" x 11'0" (7.52m x 3.37m )

Double glazed windows to the front elevation, two radiators, double glazed double doors leading out to the conservatory. Understairs storage cupboard housing the electric meter.

**Kitchen**

10'5" x 5'10" (3.19m x 1.8m )

Fitted kitchen with matching wall and base level units, laminate straight edge worktop surfaces, one and a half bowl sink with drainer and mixer tap, space and plumbing for dishwasher, space for free standing cooker, extractor canopy, space for free standing fridge and freezer, double glazed windows to the rear elevation.

**Conservatory**

Windows to the rear and side elevation with glass panelled door giving access onto the private rear patio, tiled flooring, space and plumbing for washing machine.

**First Floor Landing**

Access to loft space via loft hatch leading to loft which comes boarded and INSULATED, offering ample storage space, radiator

**Bedroom One**

13'1" x 11'9" (4m x 3.59m )

Double glazed windows and doors overlooking the front elevation with Juliette balcony, built-in wardrobe cupboards with hanging space and shelving, radiator.

**Bedroom Two**

11'7" x 9'3" (3.55m x 2.82m )

Double glazed windows to the rear elevation overlooking stunning communal gardens, fitted bedroom furniture comprising wardrobes and overbed storage space, radiator.

**Family Bathroom**

Suite comprising w.c. with low level flush, pedestal mounted wash hand basin with mixer tap, panelled bath with chrome controls with additional chrome wall mounted shower controls, chrome shower attachment and chrome shower head. Heated towel rail, obscure double glazed windows to the rear elevation.

**Outside**

**Front Garden**

Private front garden.

**Rear Garden**

Private patio suitable for alfresco dining and leading onto the communal gardens which are beautifully established and mainly laid to lawn with various plants, shrubs and trees.

**Communal Car Parking**

Offering off road parking.

**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.

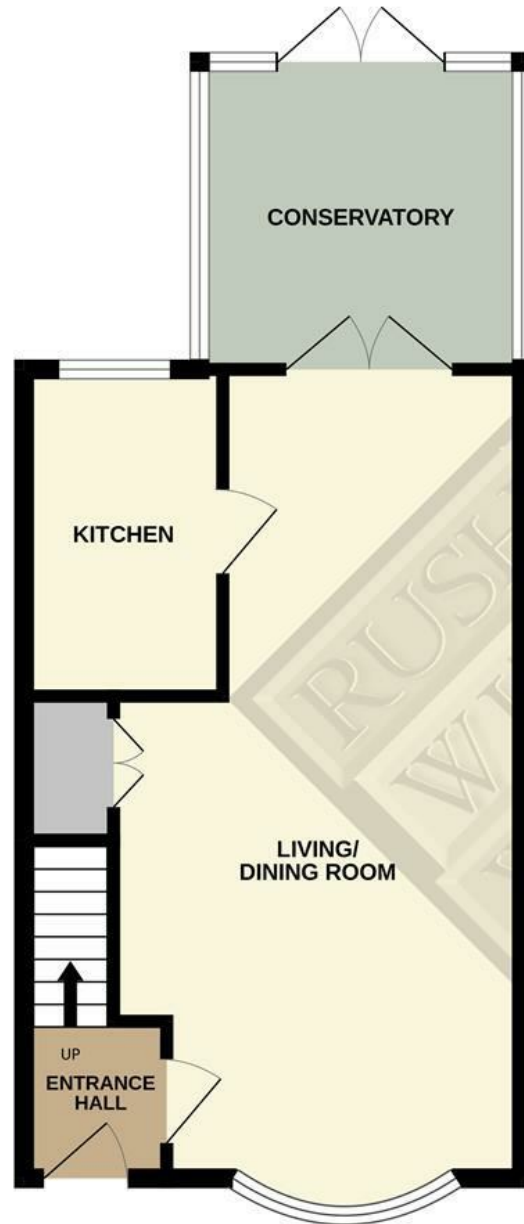
Council Tax Band - C







GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.

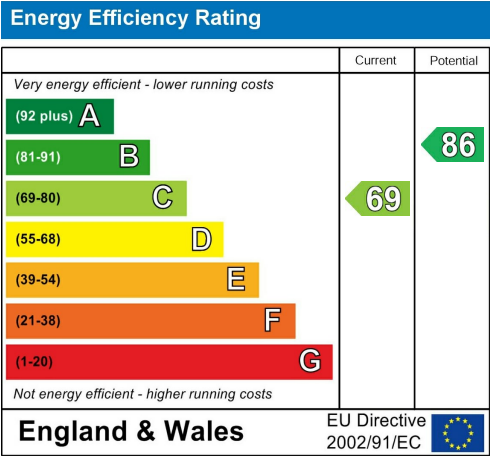
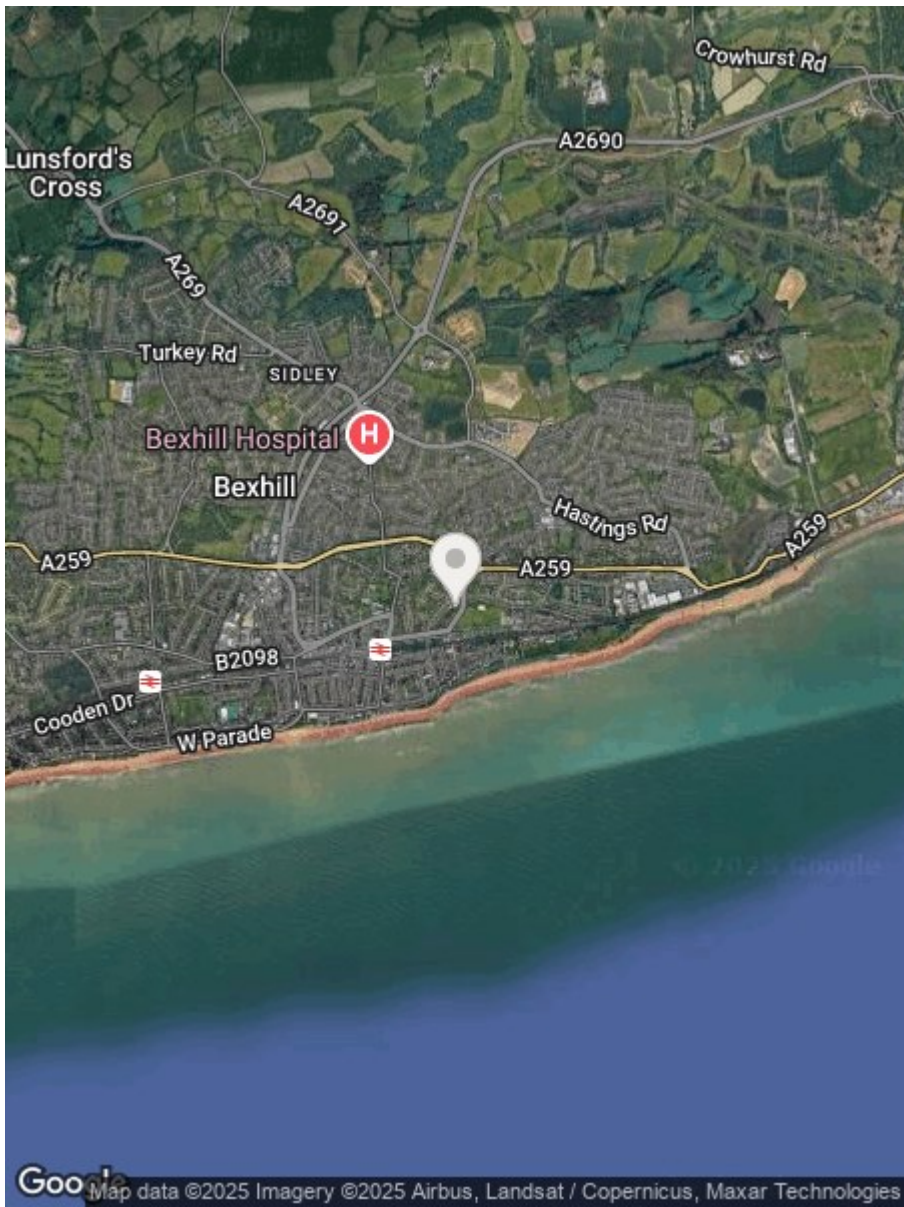


1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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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