



**Plot 70, Clavering Park Clavering Walk,
Bexhill-On-Sea, East Sussex TN39 4TW
£489,995**

Exclusive New Homes Development- Rush Witt & Wilson are delighted to offer this stylish Bellway Homes. The Coppersmith is a 3-bedroom home with a layout that has been designed to flow beautifully, whilst being flexible for modern family lifestyles. Suited to young families, first-time buyers and couples looking for more living space, it is also ideal for downsizers who regularly have guests come to visit. Its wide entrance hallway beckons you inside, and into the front-facing formal living room which benefits from a useful understairs storage cupboard. Through the living room, the open-plan kitchen, dining and family area is the more relaxed hub of the home, boasting a U-shaped kitchen with a breakfast bar that will delight buyers who love to cook and entertain, and elegant French doors that open onto the rear garden. There is room in the layout for a dining table to seat all the family, and to create a snug area that comfortably brings everyone together. Completing the ground floor level is the cloakroom, which is conveniently located in the entrance hallway. The L-shaped staircase leads you upstairs and to the three bedrooms, two of which are double in size. The first bedroom looks out over the rear garden and benefits from an en-suite shower room, plus a built-in wardrobe. The well-equipped family bathroom serves bedroom 2, and bedroom 3, which is the ideal size for a younger child or occasional guest bedroom, or to be utilised as a home office or hobby room. A storage cupboard, accessed from the landing, is a practical finishing touch to The Coppersmith. The 'Life' collection is a range of homes created to suit the needs of all types of homebuyers. Boasting inventive design features, such as step-free access, wider halls and doorways, and much more, these homes are built to ensure you have everything you need, whatever the future brings.

Accommodation

Entrance Hall

Living Room

16'2" x 9'7" (4.95 x 2.94)

Kitchen & Dining Room

18'6" x 10'11" (5.64 x 3.34)

Cloakroom

First Floor Landing

Bedroome One

13'7" x 10'9" (4.15 x 3.30)

En-Suite

Bedroom Two

11'4" x 7'11" (3.46 x 2.43)

Bedroom Three

10'2" x 9'2" (3.11 x 2.81)

Bathroom

Outside

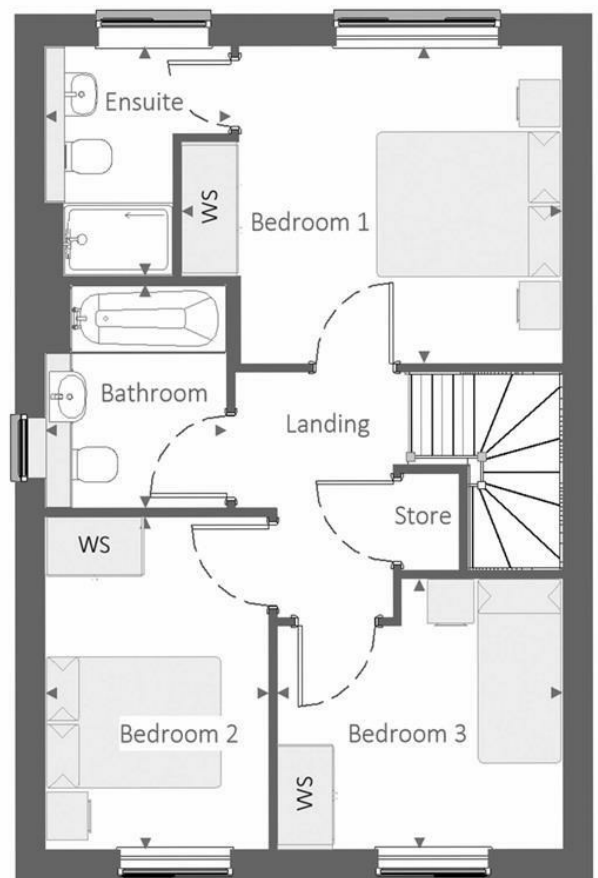
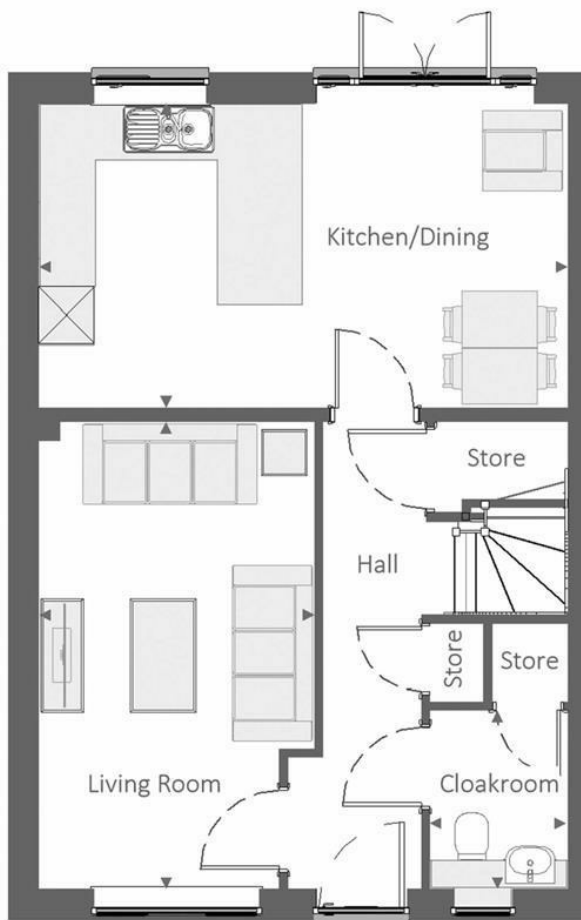
Front Garden

Rear Garden

Garage

Agents Notes

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 – D. A property may be subject to restrictive covenants and a copy of the title documents are available for inspection. If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



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

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

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