

**RUSH  
WITT &  
WILSON**



**Plot 1, Clavering Park Clavering Walk, Bexhill-On-Sea, East Sussex TN39 4TW  
£679,995 Freehold**

**\*SHOW HOME NOW AVAILABLE TO VIEW\***

The Philosopher is a 4-bedroom home, thoughtfully designed to meet the practical needs of contemporary family lifestyles. There is a carefully-considered balance between shared, social areas and private space, an appealing feature for families with older children and teenagers, or with members regularly working from home. The home's focal point is its open-plan kitchen, dining and family area, a substantial and informal space that will bring the household together to cook, eat and relax. French doors in the dining area open onto the rear garden, a welcome design touch for sunny summer days, and there is plenty of space within the layout for a large dining table, plus a sofa or two to create an inviting snug. A separate utility room leads off the kitchen, providing a dedicated space for laundry, and keeping cleaning products and equipment organised. The utility room also has a door to the outside, convenient for laundry days, or for taking care of muddy dog paws after a walk. The cosy yet bright living room is situated at the front of the home, and across the hallway is the study, which will make a peaceful home office. The cloakroom is also conveniently accessible from the hallway, as is the understairs storage cupboard, useful for coats, shoes and keeping bulky appliances out of sight. Upstairs are all four bedrooms, the first of which benefits from an en-suite shower room. Bedrooms 2 and 3 are also double in size, and along with bedroom 4, share use of the family bathroom. The fourth bedroom would be ideal for a nursery or younger child, or to be used as an occasional guest bedroom. Completing the first floor is a storage cupboard on the landing, which will come in handy for the household's towels and bed linens. 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.



Disclaimer: All photo's contained in this brochure are for illustrative purposes only and should not be relied upon.

- **Open-Plan Kitchen, Dining & Family Area**
- **French Doors to Rear Garden**
- **Front Facing Living Room**
- **Study**
- **Four Bedrooms**
- **Ensuite Bedroom One**
- **Cooden Location**
- **Modern Kitchen**
- **10-Year Warranty & Insurance Protection**
- **Council Tax Band E**

#### Accommodation

#### Entrance Hallway

#### Living Room

16'2" x 11'1" (4.95 x 3.39)

#### Kitchen

12'2" x 9'10" (3.71 x 3.00)

#### Dining & Family Area

15'1" x 12'5" (4.62 x 3.80)

#### Study

8'6" x 8'3" (2.61 x 2.54)

#### Utility Room

6'8" x 6'0" (2.04 x 1.84)

#### Cloakroom

#### First Floor Landing

#### Bedroom One

16'0" x 11'1" (4.90 x 3.39)

#### En-Suite

#### Bedroom Two

12'9" x 11'1" (3.91 x 3.39)

#### Bedroom Three

12'9" x 8'3" (3.91 x 2.54)

#### Bedroom Four

9'2" x 8'9" (2.81 x 2.67)

#### Bathroom

#### Outside

#### Front Gardens

#### Rear Gardens

#### Garage

#### 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 – E 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.

## A REPUTATION YOU CAN RELY ON

### Over 75 years of great homes and great service

When it comes to buying your new home it is reassuring to know that you are dealing with one of the most successful companies in the country, with a reputation built on designing and creating fine houses and apartments nationwide backed up with one of the industry's best after-care services.

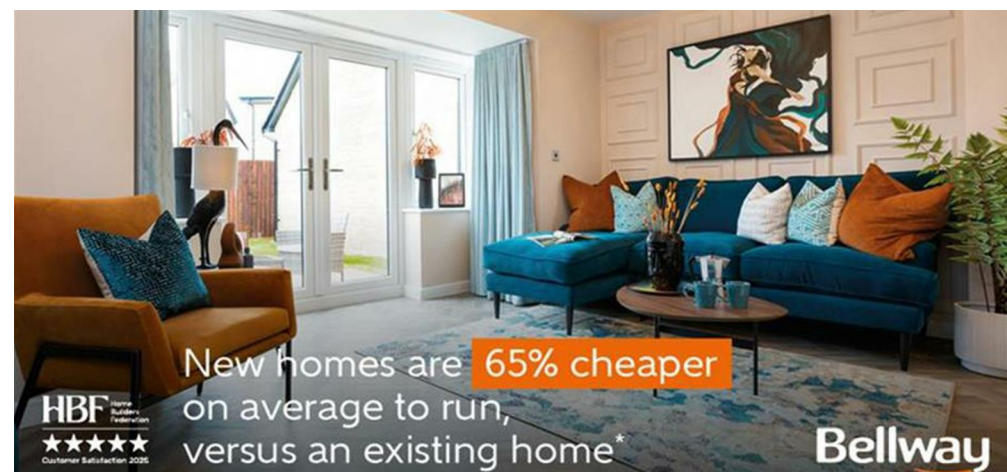
In 1946 John and Russell Bell, newly demobbed, joined their father John T. Bell in a small family owned housebuilding business in Newcastle upon Tyne. From the very beginning John T. Bell & Sons, as the new company was called, were determined to break the mould. In the early 1950s Kenneth Bell joined his brothers in the company and new approaches to design layout and finishes were developed. In 1963 John T. Bell & Sons became part of the public corporate scene and the name Bellway evolved.

### Continuing growth

Today Bellway is one of Britain's largest house building companies and is continuing to grow throughout the country. Since its formation, Bellway has built and sold over 100,000 homes catering for first time buyers to more seasoned home buyers and their families. The Group's rapid growth has turned Bellway into a multi-million pound company, employing over 2,000 people directly and many more sub-contractors. From its original base in Newcastle upon Tyne the Group has expanded in to all regions of the country and is now poised for further growth.

Our homes are designed, built and marketed by local teams operating from regional offices managed and staffed by local people. This allows the company to stay close to its customers and take key decisions about design, build, materials, planning and marketing in response to local and not national demands. A simple point, but one which we believe distinguishes Bellway.

### 10 Years NHBC Warranty







## About the Development

Clavering Park is a collection of 2, 3 and 4-bedroom homes situated in Bexhill-on-Sea, East Sussex. This attractive development boasts a range of energy-efficient homes with a garage or parking space for every plot, alongside landscaping to the front of all homes.

The site is particularly suited to families and first-time buyers, offering strong transport connections and picturesque public spaces. The surrounding area is also home to a range of leisure facilities, excellent shopping opportunities, and well-regarded schools.

Register your interest of our properties in Bexhill today!

## Why Buy With Bellway?

At Bellway we have always built attractive and desirable new homes. That's why we've become one of the five largest builders in Britain. But now there's even more reason to choose a Bellway home.

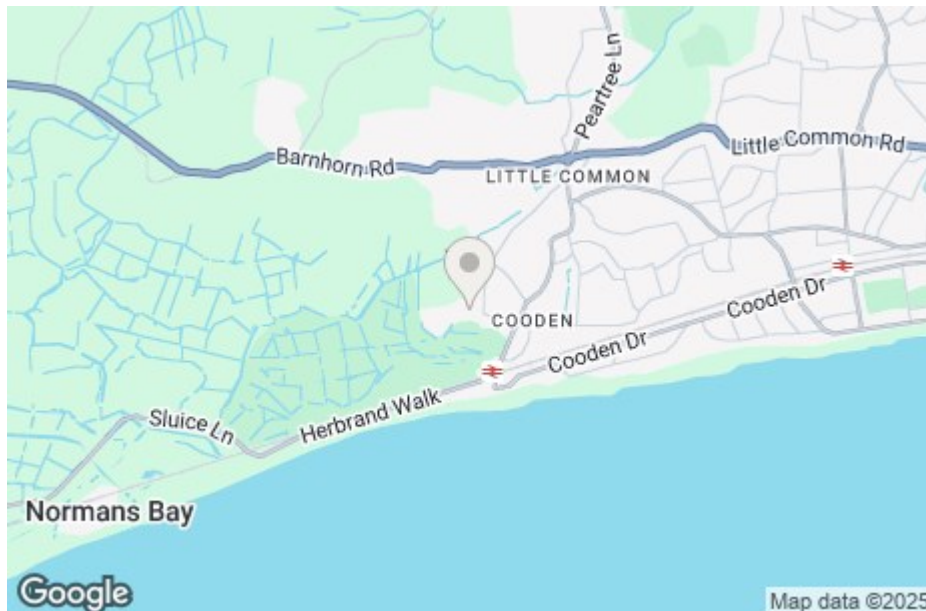
To make the whole process of selling and buying easier, we've put together a range of services to make your move as hassle free as possible.

## Express Mover

"We have a home to sell"

Our Intermediate Management Agent will work with a local estate agent to market your home at an agreed price.

You could soon be moving into your new dream home, start your journey with us today.





 The Saddler  
Plot 22

 The Coiner<sup>Life</sup>  
Plots 21, 24, 33 & 34

### 3 Bedroom Homes

 The Coppersmith<sup>Life</sup>  
Plots 3, 12, 13, 45, 46, 53, 54, 57, 58 & 70

 The Fuller<sup>Life</sup>  
Plots 4, 8, 32, 37, 40, 65, 66 & 69

 The Blemmere<sup>Life</sup>  
Plot 20

### 4 Bedroom Homes

 The Philosopher<sup>Life</sup>  
Plots 1, 6, 11, 25, 35 & 44

 The Falconer  
Plots 5, 7, 14, 27 & 52

 The Minster  
Plots 26 & 36

 The Durley  
Plots 62 & 64

### 5 Bedroom Homes

 The Napier  
Plots 59, 61 & 63

 The Sandbank  
Plot 60

### 2-4 Bedroom Homes

 Shared Ownership

### Key to plan

v Visitor parking

u Unallocated parking

bcp Bin collection point

LEAP Local equipped Area for Play

**RUSH  
WITT &  
WILSON**

Residential Estate Agents  
Lettings & Property Management



3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588

bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk