

16 Jarvis Brook Close, Bexhill-On-Sea, East Sussex TN39 3UQ £335,000 Freehold

Rush Witt & Wilson are proud to present this beautifully maintained three-bedroom mid-terraced family home, ideally situated in the highly desirable Cooden area of Bexhill. The ground floor offers a spacious, dual-aspect living room, a modern downstairs cloakroom, a well-appointed kitchen, separate utility room, and a UPVC conservatory overlooking the garden—perfect for year-round enjoyment.

Upstairs, you'll find three generously sized bedrooms and a contemporary family bathroom.

Additional benefits include gas central heating, double-glazed windows and doors throughout, and ample storage. Externally, the property boasts private front and westerly-facing rear gardens, off-road parking for two vehicles, and a garage. This is a fantastic opportunity to secure a quality home in a prime location. Viewing is highly recommended.







### **Entrance Hallway**

Entrance door, obscured glass window to the side.

#### Cloakroom

Obscured glass window to the front, we with low level flush, wall mounted wash hand basin, double radiator, half height wall tiling.

## **Living Room**

26'1 x 12'2 (7.95m x 3.71m)

Window to the front elevation, wood flooring, two double radiators, beautiful ornate stone fireplace, French doors lead to the conservatory, understairs storage cupboard.

## Conservatory

14'5 x 11'6 (4.39m x 3.51m)

Upvc double glazed construction and overlooks the westerly facing rear garden, French doors to the side that lead out onto the patio area, two wall mounted electric radiators.

## Kitchen

10'11 x 7'8 (3.33m x 2.34m)

Window to the rear and door leading out to the rear garden, double radiator, modern fitted kitchen comprising a range of base and wall units, straight edge worktops, one and a half bowl single drainer sink unit with mixer tap, integrated dishwasher, space for fridge/freezer, concealed lighting, tiled splashbacks, integrated oven and grill with induction hob, extractor canopy and light, brush stainless steel splashbacks.

# **Utility Room**

Laminate straight edge worktops, plumbing for washing machine, space for tumble dryer, wall units, shelving, power and light and partially uses the rear of the garage but the garage area itself can easily reinstated if required.

#### First Floor

# Landing

Access to the roof space.

## **Bedroom One**

13'5 x 8'4 (4.09m x 2.54m)

Window to the rear westerly elevation, double radiator, fitted wardrobe cupboard and drawers.

### **Bedroom Two**

10'10 x 9'11 (3.30m x 3.02m)

Window to the rear westerly elevation, double radiator.

### **Bedroom Three**

8'9 x 9'2 (2.67m x 2.79m)

Window to the front elevation, double radiator.

### **Bathroom**

Obscured glass window to the front elevation, modern suite comprising shower/bath with chrome controls, chrome showerhead, shower screen, wc with low level flush, pedestal wash hand basin, chrome heated towel rail, built-in cupboard.

#### Outside

#### **Front Garden**

This has been predominately designed for off road parking in mind and comprises brick paved area for two vehicles, outside lighting, attractive flower bed which runs to the side of the driveway.

### Rear Garden

Westerly facing with a patio area for alfresco dining, mainly laid to lawn area to the rear with shrubbery and trees, all enclosed with fencing to all sides offering privacy and seclusion, rear gate and outside water tap.

# Garage

The utility room partially uses the rear of the garage with light, power, wall mounted gas central heating domestic hot water boiler.

# **Agents Note**

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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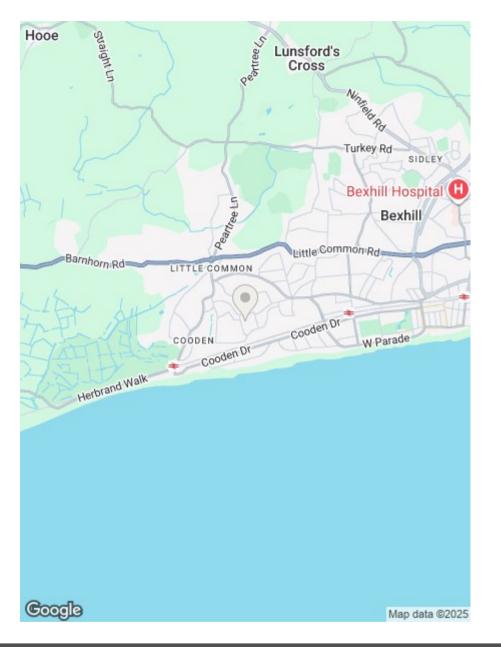
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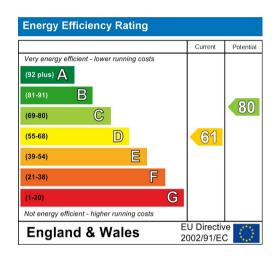
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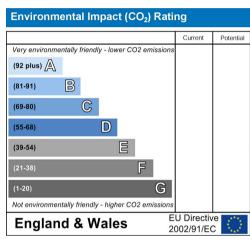
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