

RUSH
WITT &
WILSON



8 Spring Close, Bexhill-On-Sea, East Sussex TN39 5EU
Guide Price £399,950 Freehold

A beautifully presented modern five/six bedroom detached family home, built in 2020 situated in this residential location and new development, offering bright and spacious accommodation throughout. The property comprises large living room, modern open plan kitchen/dining room, utility room, extra reception room/bedroom six, downstairs cloakroom/wc. To the first floor the property boasts five bedrooms, with the main bedroom benefitting from an en-suite shower room, additional modern family bathroom suite. Other internal benefits include gas central heating to radiators, double glazed windows and doors throughout. Externally the property boasts private front and rear gardens and with large additional side garden providing plenty of entertaining space. Viewings come highly recommended by Rush Witt & Wilson sole agents.



Entrance Hallway

Stairs rising to the first floor, radiator, doors off to the following:

Living Room

17'3 x 10'7 (5.26m x 3.23m)

Double glazed window to the front elevation overlooking beautiful greenery, radiator.

Cloakroom/WC

Suite comprising low level wc, pedestal wash hand basin with mixer tap, radiator.

Kitchen/Dining Room

26'7 x 10'5 (8.10m x 3.18m)

Modern fitted kitchen with a range of matching wall and base level units, laminate straight edge worktop surfaces, one and a half bowl sink with side drainer and mixer tap, integral electric oven with four ring gas hob and extractor canopy above, space and plumbing for dishwasher, two sets of double glazed windows to the rear elevation with additional glass panelled double glazed French doors with views and access onto the rear garden.

Utility Room

Base level units with worktop surfaces, space and plumbing for washing machine, space for tumble dryer, radiator, gas central heating boiler, door to the side.

Reception Room/Bedroom Six

10'5 x 8'4 (3.18m x 2.54m)

Window to the front elevation, radiator.

First Floor**Landing**

Large linen cupboard, doors off to the following:

Bedroom One

14'2 x 14'11 (4.32m x 4.55m)

Double glazed window to the front elevation, radiator, door through to:

En-Suite Shower Room

A modern suite comprising low level wc, pedestal wash hand basin with mixer tap, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome shower head, radiator, obscure double glazed window to the front elevation.

Bedroom Two

14'5 x 8'5 (4.39m x 2.57m)

Double glazed window to the front elevation, radiator.

Bedroom Three

10'7 x 9'1 (3.23m x 2.77m)

Double glazed window to the rear elevation overlooking the garden, radiator.

Bedroom Four

10'1 x 8'10 (3.07m x 2.69m)

Double glazed window to the rear elevation, radiator.

Bedroom Five

8'9 x 7'3 (2.67m x 2.21m)

Double glazed window to the rear elevation, radiator.

Family Bathroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap, additional wall mounted shower, chrome controls, chrome shower attachment, chrome shower head, radiator, obscure double glazed window to the side elevation.

Outside**Front Garden**

Area of lawn.

Rear Garden

Mainly laid to lawn with patio area suitable for alfresco dining and entertaining, enclosed to all sides offering privacy and seclusion, side access is available.

Additional Side Garden

Comes enclosed to all sides with fencing, large timber framed storage shed, laid to lawn with access to the front of the property.

Communal Service Charge

We have been advised that there is an annual communal service charge of £360.

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.

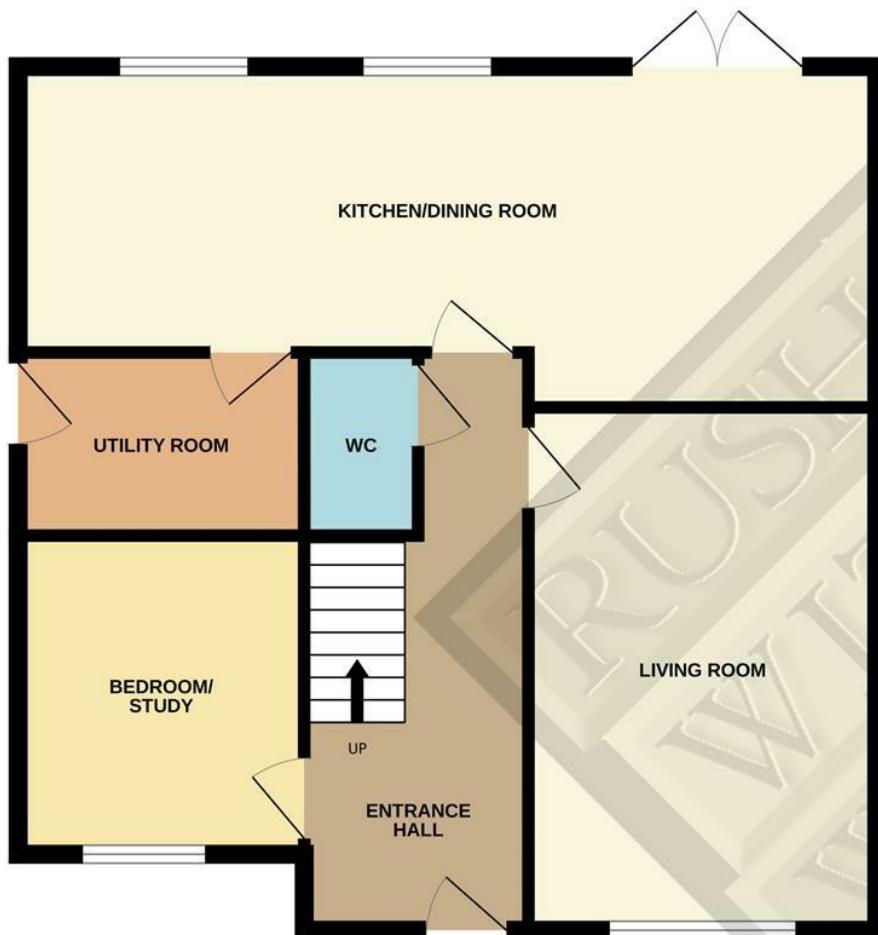
Council Tax Band – E

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.



GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



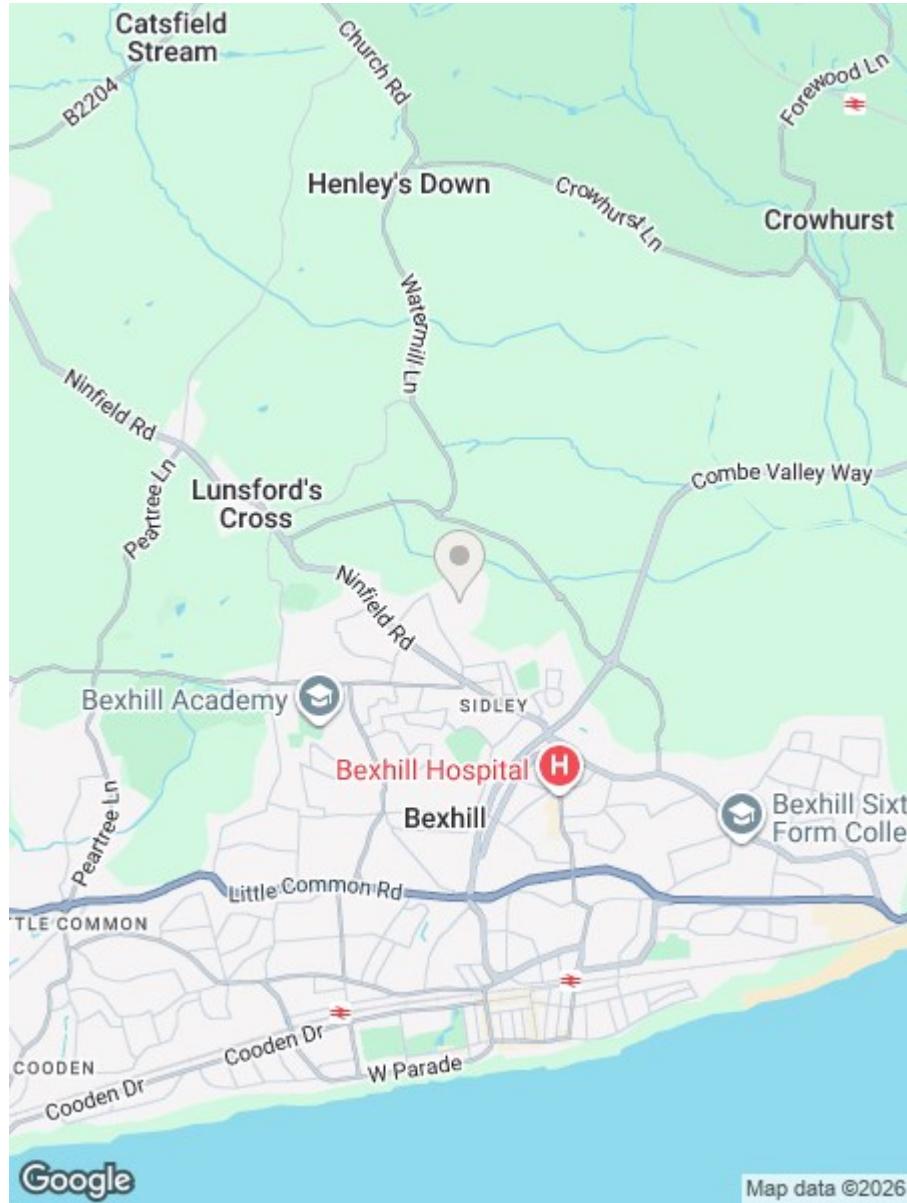
1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 1384 sq.ft. (128.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		92
(81-91) B	85	
(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	