

RUSH
WITT &
WILSON



**6 Mount Idol View, Bexhill-On-Sea, East Sussex TN39 5DH
£329,995 Freehold**

A beautifully presented three bedroom semi detached family home offering two reception rooms, beautiful modern kitchen/breakfast room, modern family bathroom and a converted attic providing master bedroom with en-suite. Externally the property boasts off road parking, private front and rear gardens. The property further benefits from double glazed windows and doors and gas central heating system. Viewings come highly recommended by Rush Witt & Wilson sole agents.



Entrance Hall

Entrance door, obscure glass window to the front elevation, wood effect flooring, stairs rising to the first floor, understairs storage cupboard, doors off to the following:

Living Room

9'10 x 12'9 (3.00m x 3.89m)

Wood effect flooring, double radiator, window to the front elevation.

Kitchen/Breakfast Room

25'0 x 7'3 (7.62m x 2.21m)

Dual aspect with windows to the side and rear elevations, double radiator, breakfast bar, wall and base units with marble effect worktop surfaces, one and a half bowl composite sink unit with mixer tap, integral dishwasher, space and plumbing for washing machine, space for range master style cooker with extractor canopy and light above, tiled splashbacks, space for American style fridge/freezer, wood effect flooring, airing cupboard.

Dining Room/Second Reception Room

21'4 x 9'9 (6.50m x 2.97m)

Window to the rear elevation, double radiator, wood effect flooring.

First Floor

Landing

Window to the side elevation, doors off to the following:

Bedroom Two

10'4 x 10'11 (3.15m x 3.33m)

Window to the front elevation, single radiator, built in wardrobe cupboard.

Bedroom Three

10'7 x 10'3 (3.23m x 3.12m)

Window to the rear elevation, single radiator, built in wardrobe cupboard.

Family Bathroom

A modern suite comprising panel enclosed bath, low level wc, pedestal wash hand basin, chrome heated towel rail, walk in shower cubicle with electric shower unit controls, shower head and opening door, ceramic floor and wall tiling, obscure glass window to the front elevation.

Inner Hallway

Stairs rising to:

Second Floor

Master Bedroom

16'4 x 16'4 (4.98m x 4.98m)

Velux windows overlooking the rear elevation, window to the front, fitted wardrobe cupboards, double radiator, door through to:

En-Suite

Walk in shower cubicle with chrome controls and rainfall shower head, chrome heated towel rail, wall mounted wash hand basin with vanity unit, low level wc, tiled floor and walls, obscure glazed window to the rear elevation.

Outside

Front Garden

Predominantly arranged for off road parking enclosed with picket fencing, side access available.

Rear Garden

Predominantly laid to lawn, enclosed with fencing to all sides, timber framed storage shed, patio area suitable for alfresco dining and entertaining, outside water tap.

Agents Note

Council Tax Band - B

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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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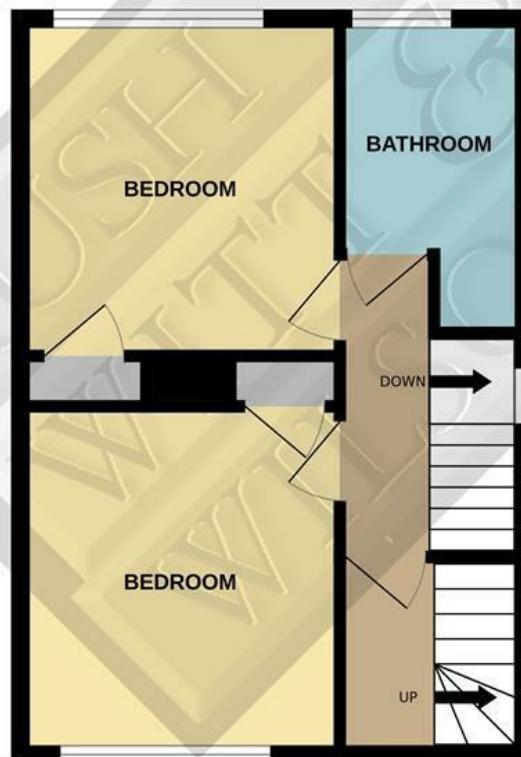
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



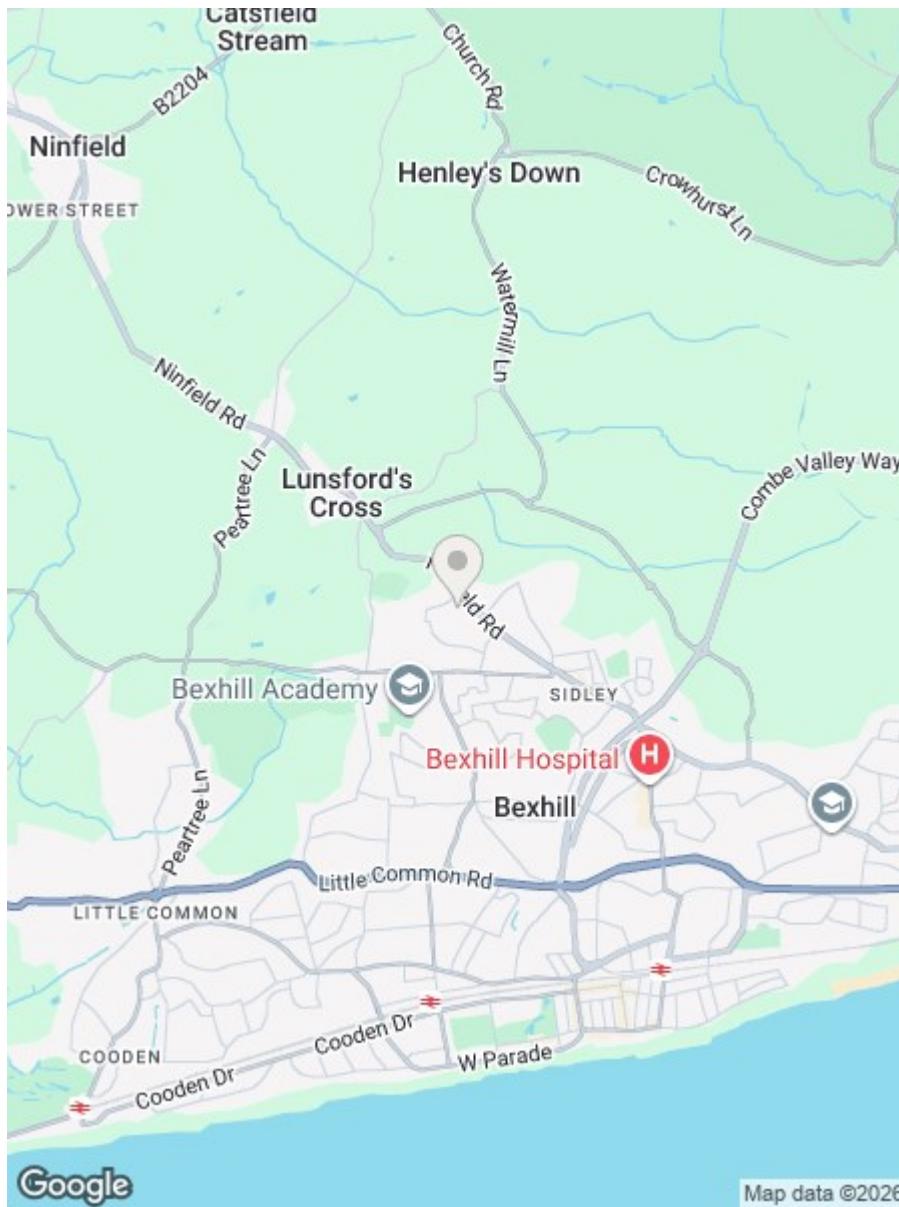
2ND FLOOR
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 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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Residential Estate Agents
Lettings & Property Management



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	78
(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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