

**RUSH  
WITT &  
WILSON**



**21 Furnells Way, Bexhill-On-Sea, East Sussex TN40 2FA**  
**£347,500**

**A beautifully presented three bedroom semi detached home with off road parking, stunning kitchen/breakfast room, downstairs cloakroom, ensuite to the master bedroom as well as additional family bathroom, gas central heating system, double glazed windows and doors, private front and south facing rear garden. Viewings come highly recommended by Rush Witt & Wilson sole agents.**



**Entrance Hall**

Entrance door, doors off to the following:

**Cloakroom/WC**

Low level wc, pedestal wash hand basin, tiled splashback, single radiator.

**Living Room**

16'4 x 13'1 (4.98m x 3.99m)

Windows to both the front and side elevations, double radiator, single radiator.

**Breakfast Room**

12'7 x 8'4 (3.84m x 2.54m)

Windows and doors with views and access onto the rear garden, additional window to the side, double radiator.

**Kitchen**

14'1 x 7'3 (4.29m x 2.21m)

Window to the rear elevation, a beautiful modern fitted kitchen comprising a range of base and wall level units with laminate straight edge worktop surfaces, single sink with side drainer and mixer tap, integral dishwasher, integral washing machine, integral fridge and freezer, marble effect splashbacks, integral oven and grill with electric hob and extractor canopy and light above, large built in storage cupboard with shelving.

**First Floor**

**Landing**

Access to loft space, single radiator, doors off to the following:

**Bedroom One**

15'5 x 11'8 (4.70m x 3.56m)

Window to the front and side elevations, single radiator, door through to:

**En-Suite Shower Room**

A modern suite comprising walk in shower with electric shower unit controls with shower head and sliding door, low level wc, pedestal wash hand basin, heated chrome towel rail, half height wall tiling, obscure glazed window to the side elevation.

**Bedroom Two**

10'9 x 12'5 (3.28m x 3.78m)

Windows to the front and side elevations, single radiator, built in storage cupboard.

**Bedroom Three**

7'0 x 7'3 (2.13m x 2.21m)

Window to the side elevation, single radiator.

**Family Bathroom**

A suite comprising panel enclosed bath, low level wc, pedestal wash hand basin, half height wall tiling, chrome heated towel rail, electric shaver point, window to the rear elevation.

**Outside**

**Front Garden**

Mainly designed for low maintenance in mind with mature shrubbery, off road parking for two vehicles on a private driveway.

**Rear Garden**

Southerly facing, patio area for alfresco dining, side gate, mainly laid to lawn, timber framed storage shed and is enclosed with fencing to all sides, outside water tap.

**Tenure**

**Service Charge**

We have been advised that there is a communal service charge of £125 every 6 months

**Agents Note**

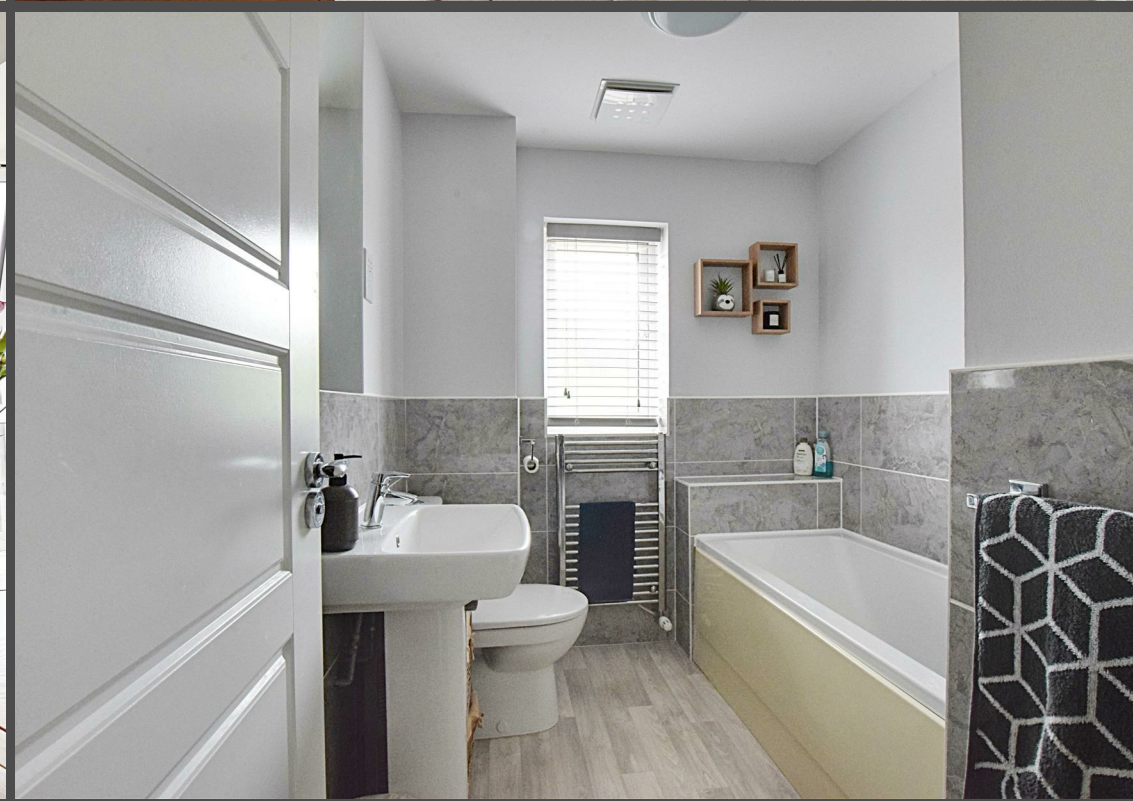
None of the services or appliances mentioned in these sale particulars have been tested.

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.

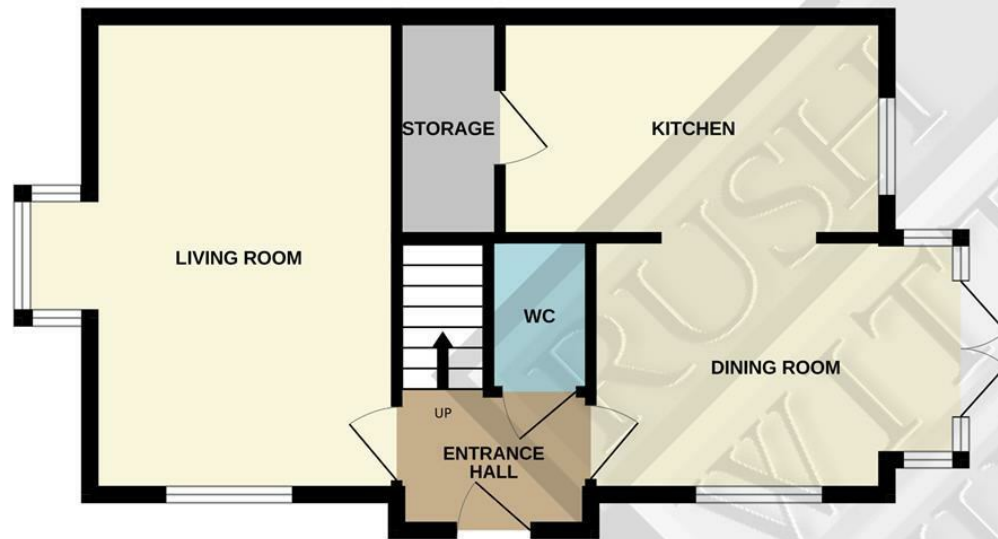
Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

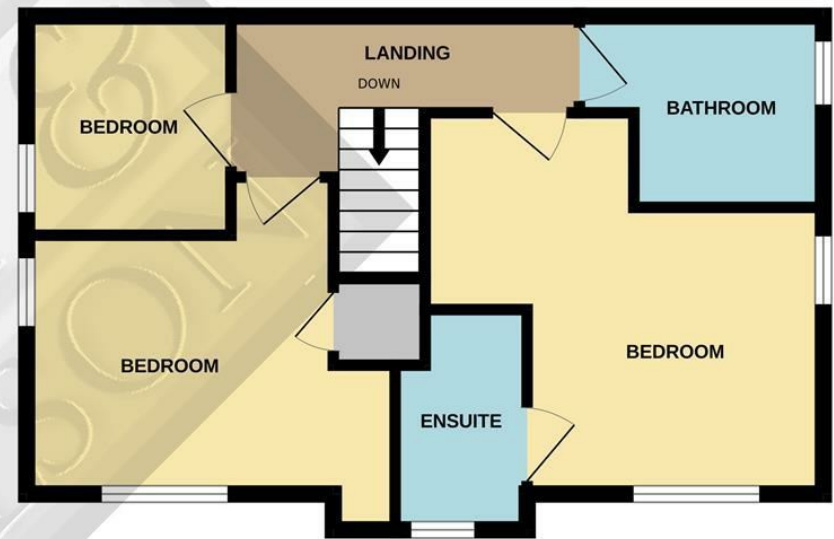
If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



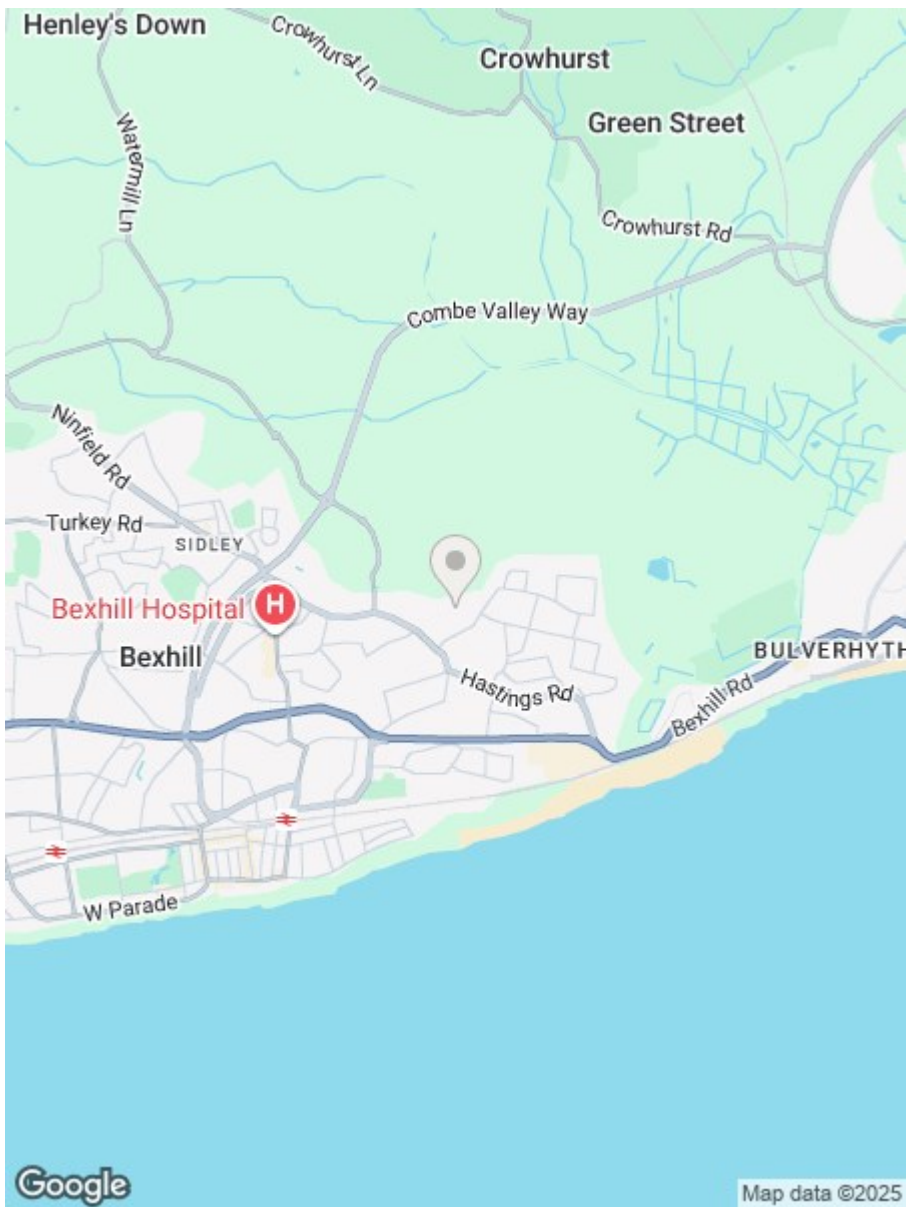
1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.9 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		95
(81-91) B	84	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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**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**