

**RUSH
WITT &
WILSON**



**Home 305 The Gateway, Bexhill-On-Sea, East Sussex TN40 2GS
£449,995 FREEHOLD**

Stunning New Development In Bexhill

The Willow is a three storey, four bedroom detached house with real kerbside appeal. This house features a large bay window to the sitting room, as well as a spacious kitchen/dining room complete with patio doors. The upstairs has lots of space with two further floors and four bedrooms offering enough flexibility to suit different lifestyles. Externally, the property boasts two off road parking spaces, garage, and private rear garden. The property comes situated in this highly convenient location, within 1.5 miles of Bexhill Town, Bexhill Seafront and Bexhill Train Station, which offers direct links to London Victoria, Gatwick Airport and Ashford International. Call Rush, Witt & Wilson Bexhill today for more information!



Hallway
5'8 x 14'4 (1.73m x 4.37m)

Living Room
10'6 x 17'3 (3.20m x 5.26m)

Kitchen/Dining Room
19'6 x 12'2 (5.94m x 3.71m)

Cloakroom
4'9 x 4'6 (1.45m x 1.37m)

First Floor

Landing

Bedroom Two
10'10 x 13'8 (3.30m x 4.17m)

Bedroom Three
10'10 x 13'3 (3.30m x 4.04m)

Bedroom Four
8'4 x 9'2 (2.54m x 2.79m)

Bathroom
8'4 x 6'5 (2.54m x 1.96m)

Second Floor

Landing
5'0 x 6'5 (1.52m x 1.96m)

Bedroom One
14'3 x 12'4 (4.34m x 3.76m)

En-Suite
7'3 x 6'4 (2.21m x 1.93m)

Outside

Rear Garden

Off Road Parking

Agents Notes

Council Tax Band - TBA

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).

2. Photos, Videos etc: The photographs, property videos and

virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

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>

Why buy at 'The Gateway'?

HBF 2025 5 STAR HOUSEBUILDER - 90% of our customers would recommend us!

Close to the sunny coast with beautiful beaches!

Only a 30 minute walk to the train station!

Nearby to leisure facilities and retail park

Energy efficient homes - save up to 64% on your energy bills^

Fantastic transport links via road and rail

A wide range of assistance schemes to get you moving - ask our sales team for more information.

A range of 'Good' and 'Outstanding' schools nearby

10-year warranty from the NHBC, 2-year Vistry Warranty

Modern Design with variety of designs and layouts to choose from

Chain-free and stress free with purchase assistance

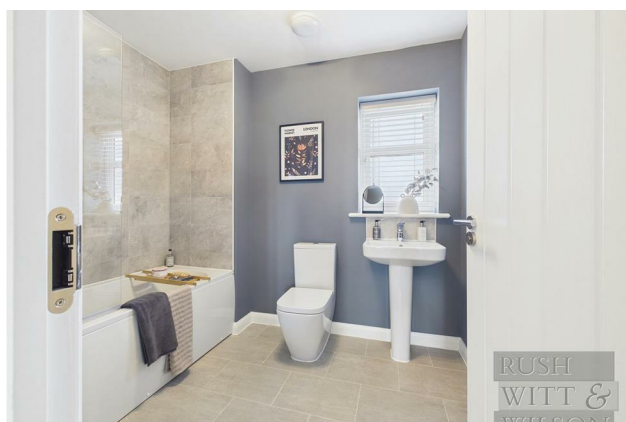
EV Charging Point Included

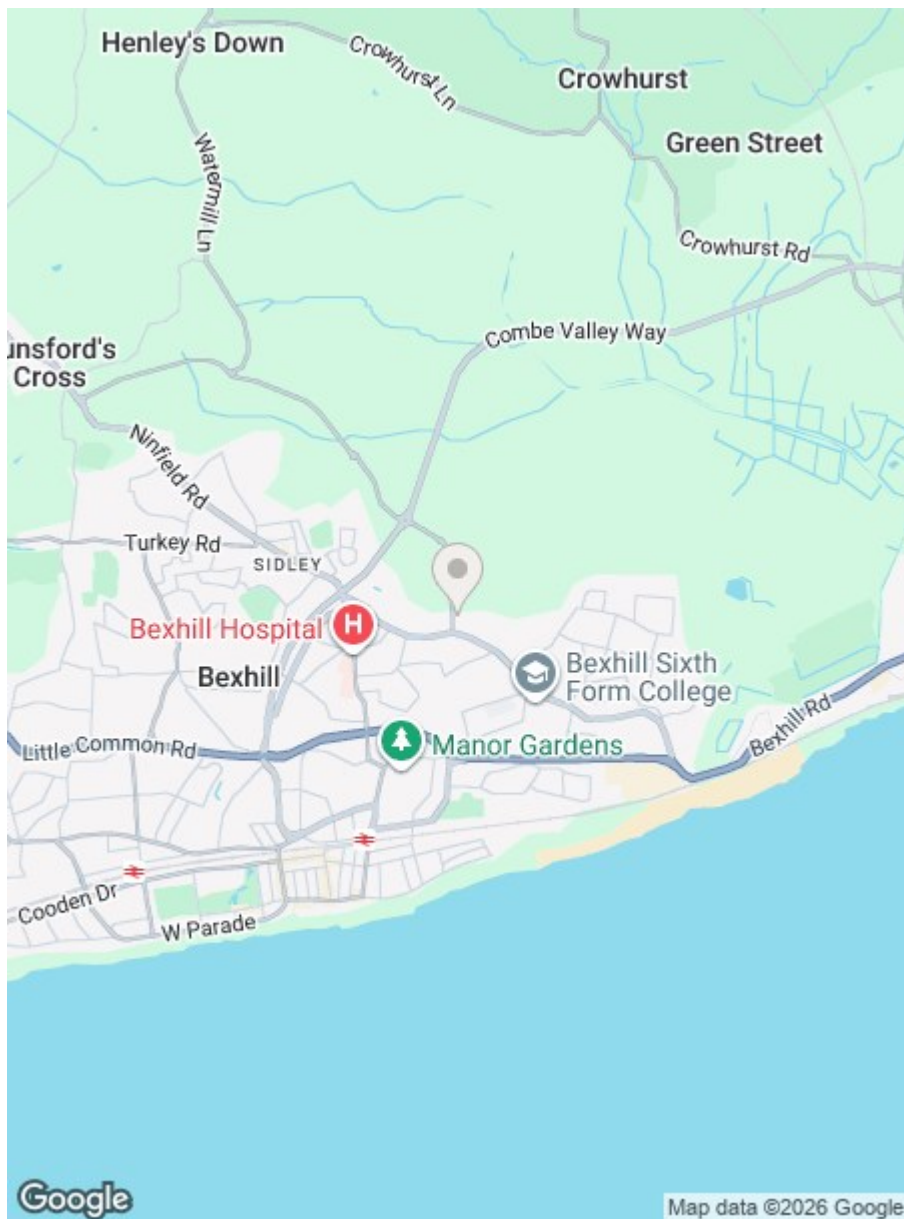
New homes are built to a higher standard than ever before!

Variety of styles and finishes to personalise your home!









**RUSH
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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**