Home 174 The Gateway, Bexhill-On-Sea, East Sussex TN40 2GS
£384,995 Freehold

Stunning New Development Bexhill

Plot 99, 'The Angelica' is a three bedroom home, comprising, living/dining room with 'French door's to the garden, kitchen and a useful downstairs cloakroom/wc. To the first floor, you'll find three bedrooms, with the main benefiting from ensuite, and an additional family bathroom. Externally, the property boasts private rear garden, and two allocated parking, garage and EV Charger point. 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!

Disclaimer: All photo's contained in this brochure are for illustrative purposes only and should not be relied upon.

Hallway
4'0 x 12'0 (1.22m x 3.66m)

Living/Dining Room
17'6 x 19'9 (5.33m x 6.02m)

Kitchen
8'1 x 13'10 (2.46m x 4.22m)

Cloakroom/WC
4'8 x 7'4 (1.42m x 2.24m)

First Floor

Landing
7'7 x 3'7 (2.31m x 1.09m)

Bedroom One
12'0 x 9'10 (3.66m x 3.00m)

En-Suite
5'1 x 7'4 (1.55m x 2.24m)

Bedroom Two
7'10 x 9'10 (2.39m x 3.00m)

Bedroom Three
9'4 x 9'11 (2.84m x 3.02m)

Bathroom
6'2 x 7'2 (1.88m x 2.18m)

Agents Note
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

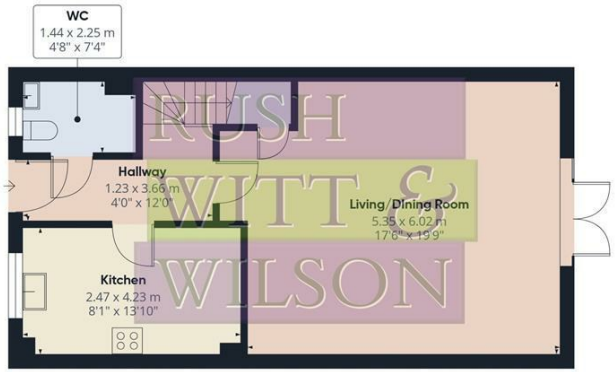
Chain-free and stress free with purchase assistance

EV Charging Point Included

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

Variety of styles and finishes to personalise your home!

BLOOM



Floor 0

Floor 1

Approximate total area(1)

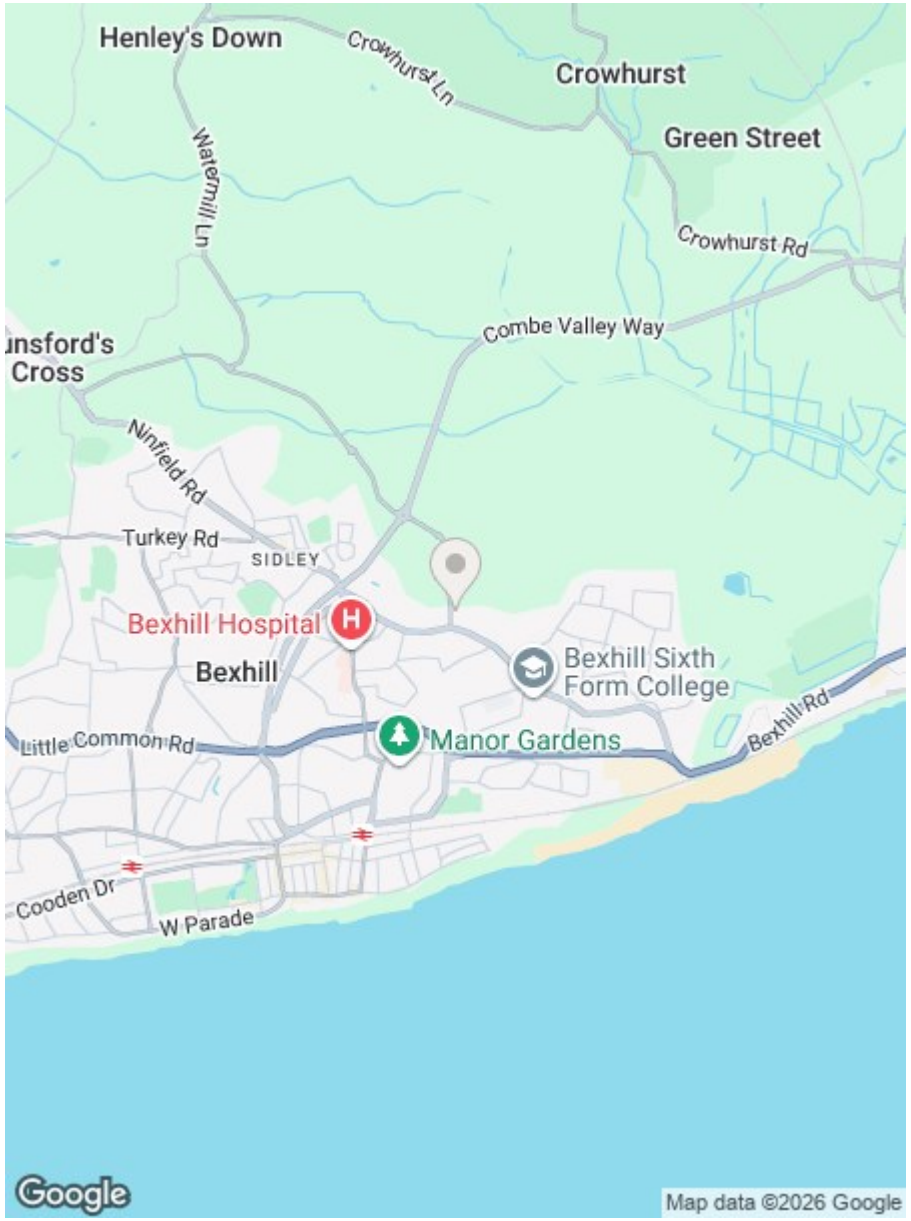
93.1 m²

1002 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman

Relocation agent network

3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk