

RUSH
WITT &
WILSON



12 Amanda Close, Bexhill-On-Sea, East Sussex TN40 2TB
£295,000

Rush, Witt and Wilson are delighted to welcome to the market this stunning four bedroom semi detached house ideally located in this quiet and sought after residential location, backing onto woodland. Having been modernised to an exceptionally high standard by the current vendors throughout, the property comprises large open plan living space with modern kitchen/breakfast room, dining area and living room, four double bedrooms, one of which is located on the ground floor and further benefits from an en-suite shower room, modern fitted family shower room and ground floor wc. Other internal benefits to the property include gas central heating to radiators and double glazed windows throughout. Externally the property boasts a beautiful westerly facing rear garden backing onto woodland, small front garden and a driveway providing off road parking. Beautifully set in this convenient location, backing onto stunning woodland within easy access to local bus routes, countryside walks and amenities, viewing comes highly recommended by RWW Bexhill to appreciate this stunning family home in this quiet cul-de-sac location.



Hallway

Obscured Double glazed modern composite door leading to hallway with modern vertical radiator, stairs leading to first floor, open archway leading through to open plan living space and recessed ceiling spotlights.

Open Plan Living Space

19'8" x 23'10" (6 x 7.27)

Comprising Kitchen/Breakfast Room, Dining Room and Living Room.

Double glazed window to the front elevation, set of double glazed sliding patio doors leading to the rear elevation, one modern column radiator, ornamental feature fireplace, modern fitted kitchen with a range of matching wall and base level units with solid wood block worktop surfaces with solid wood block upstands, composite sink with mixer tap, cupboard housing the gas central heating boiler, plumbing space for washing machine, space for tumble dryer, integrated dishwasher, space for freestanding fridge/freezer, space for freestanding cooker with mosaic tiled splashbacks and extractor hood above, breakfast bar with designer pendent lights, recessed ceiling lights in the kitchen, wall mounted down lighters.

Ground Floor Bedroom/ Reception Room

14'5" x 7'0" (4.40 x 2.14)

Double glazed window to front elevation, radiator, door through to en-suite, services cupboard housing the modern electric consumer unit and gas meter, large storage cupboard, recessed ceiling, ceiling mounted spotlights .

En-Suite Shower Room

Wall mounted heated chrome towel rail, walk in shower cubicle with wall mounted shower controls, shower attachment and rain effect shower head, aqua panelling, wash hand basin with mixer tap , mosaic tiled splash back and storage cupboard beneath, tiled floor, recessed ceiling spotlights and extractor fan.

Ground Floor WC

Low level wc, wall mounted wash hand basin with tiled splashback, part tiled walls, tiled floor and extractor fan.

First Floor Landing

Access to loft space and large storage cupboard.

Bedroom One

11'10" x 10'0" (3.63 x 3.06)

Double glazed windows to the rear elevation with beautiful woodland and countryside view, radiator.

Bedroom Two

11'11" x 9'5" (3.64 x 2.88)

Double glazed window to the rear elevation with beautiful woodland views, radiator.

Bedroom Three

9'5" x 8'10" (2.88 x 2.71)

Double glazed window to the front elevation, radiator, fitted desk with shelving above.

Shower Room

Obscure double glazed window to the front elevation, heated chrome towel rail, modern heated mat grey effect towel rail, modern suite comprising low level wc, vanity unit with wash hand basin, mixer tap and storage drawers beneath, large walk in shower cubicle with wall mounted shower controls, shower attachments and rain effect shower head, part tiled walls, wall mounted bathroom cabinet, tiled floor, recessed ceiling spotlights and extractor fan.

Externals

Rear Garden

Beautifully maintained westerly facing rear garden with patio, raised timber decking area, the rest of the garden is mainly laid to lawn, timber garden shed, backing onto the stunning Round Acre woods, gated side access to the front of the property.

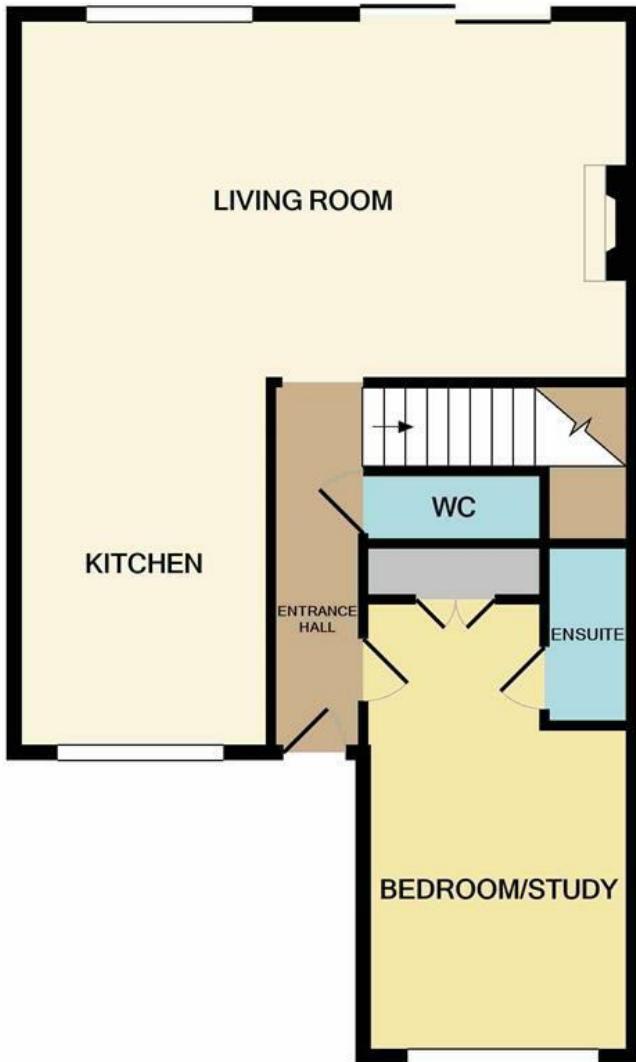
Front Garden

Mainly laid to lawn with some mature plants and shrubs and driveway providing off road parking.

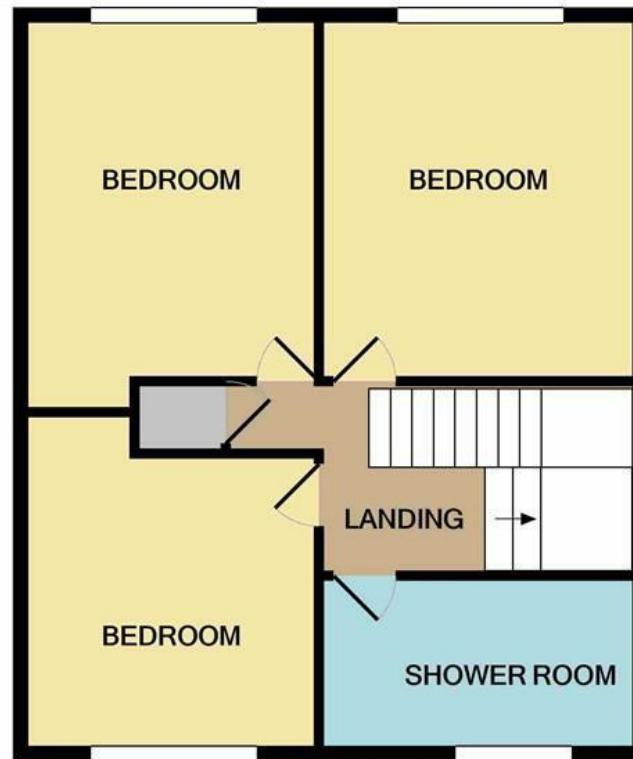
Agent Note

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.





GROUND FLOOR
APPROX. FLOOR
AREA 542 SQ.FT.
(50.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 460 SQ.FT.
(42.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1002 SQ.FT. (93.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(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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