



45 Watergate, Bexhill-on-Sea, East  
Sussex TN39 5ED



## PROPERTY DESCRIPTION

A recently built 3 bedroom house situated on the outskirts of Bexhill. The accommodation comprises entrance hall, open plan sitting room/kitchen, ground floor WC, 2 first floor bedrooms and bathroom, Main bedroom located on the 2nd floor, gas boiler and radiators, double glazed, 2 parking spaces, visitor parking, new build warranty until November 2031. EPC-B

## FEATURES

- 3 Bedroom End Of Terrace
- Fitted Kitchen With Appliances
- Council Tax Band - B
- 2 Parking Spaces
- Ground Floor W/C
- Family Bathroom
- Double Glazing
- Gas Boiler And Radiators





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via double glazed front door, radiator, central heating thermostat.

### Open Plan Lounge/Kitchen

22' 2" x 12' 2" narrowing to 8' 10" (6.76m x 3.71m) Lounge Area: Having double glazed French doors with fitted blinds giving access to the rear garden, radiators, TV point.

Kitchen: Comprising; one and a half bowl sink unit with mixer tap and cupboards under, range of working surfaces with cupboards and drawers below, built-in washing machine, fridge/freezer, double electric oven, four ring electric hob with extractor fan over, range of wall mounted cupboards with recessed lighting, wall mounted gas boiler, breakfast bar, spotlights, double glazed window without outlook to front.

### Ground Floor WC

Fitted with low-level WC, corner wash hand, basin with mixer tap, radiator, extractor fan.

### First Floor Landing

Stairs rising from the ground floor.

### Bedroom 2

12' 2" x 7' 9" (3.71m x 2.36m) Double glazed window overlooking the rear of the property, radiator.

### Bedroom 3

7' 8" x 5' 7" plus recess 6'8" x 3' (2.34m x 1.70m) Two double glazed windows overlooking the front of the property, radiator.

### Family Bathroom

Fitted panel bath with mixer tap and independent shower over, handheld shower and showerhead, glass screen, pedestal wash basin with mixer tap, low-level WC, heated towel rail, frosted double glazed window, extractor fan, shaver point, part tiled walls, spotlights.

### First Floor Landing

Stairs rising to the second floor landing with built-in storage cupboard.

### Bedroom One

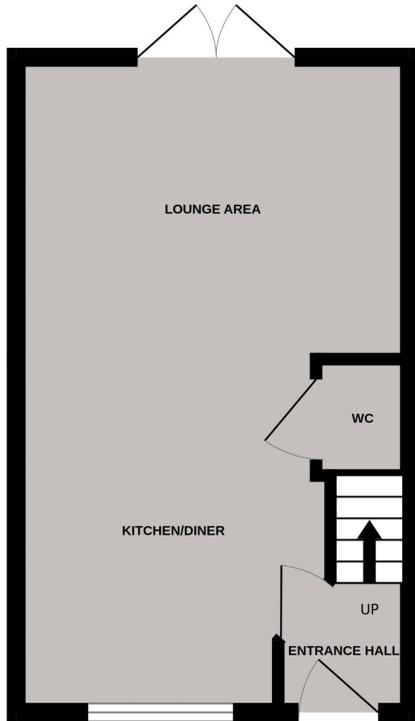
15' 6" x 8' 9" (4.72m x 2.67m) Two double glazed velux windows, radiator, over-stairs storage space, heating control.

### NB

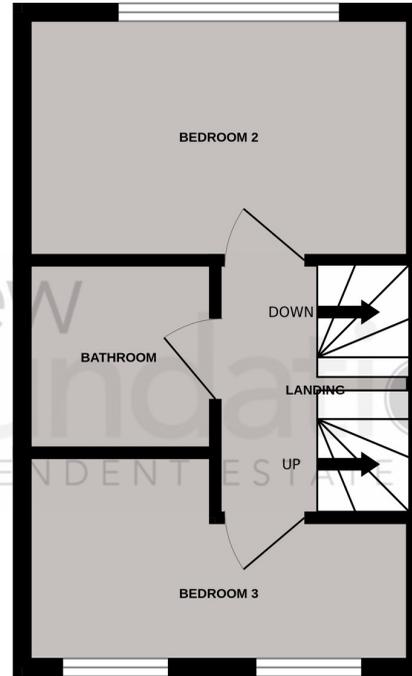
There is a community charge of £328 per annum.

# FLOORPLAN

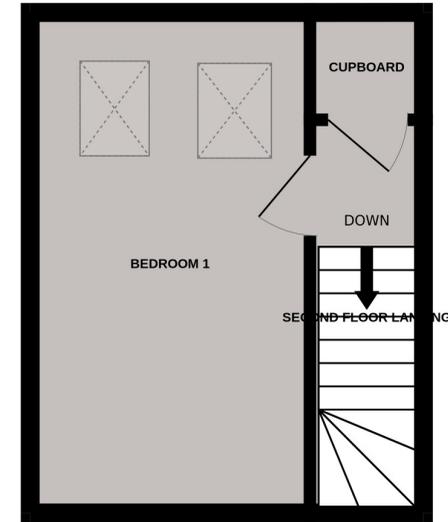
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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+)	<b>A</b>	96
(81-91)	<b>B</b>	83
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

