



11 Redgrove Close, Bexhill-on-Sea,  
East Sussex TN39 5FD





## PROPERTY DESCRIPTION

An incredibly well presented and recently built, three bedroom semi-detached house situated in this popular residential location. Benefitting from NO ONWARD CHAIN, other notable features of this property include; off road parking for two cars, Bathroom with additional En-Suite Shower Room, good sized rear garden, Kitchen/Breakfast room, gas boiler and radiators, double glazed windows. EPC - B

## FEATURES

- Recently Built Three Bedroom Semi Detached House
- Lounge With Under-Stairs Cupboard
- Kitchen/Breakfast Room
- Ground Floor WC
- Master Bedroom With En-Suite
- Family Bathroom
- Close Proximity To Park Within The Development
- Two Parking Spaces
- Chain Free
- Council Tax Band - C





## ROOM DESCRIPTIONS

### Entrance Hall

Double glazed front door to entrance hall, radiator.

### Ground Floor WC

Fitted with low-level WC, corner wash hand basin with mixer tap and tiled splashback, radiator, double glazed frosted glass window.

### Living Room

14' 4" x 12' 2" (4.37m x 3.71m) Double glazed window overlooking the front of the property, radiator, television point, under stair storage cupboard.

### Kitchen/Breakfast Room

15' 5" x 8' 10" (4.70m x 2.69m) Kitchen area fitted with one and a half bowl sink unit with mixer tap with cupboards under, plumbing for washing machine, range of working surfaces with cupboards and drawers below, built in four ring gas hob with oven below, extractor hood over with chrome splashback, space for fridge freezer, matching wall mounted cupboards and wall mounted gas boiler, double glazed window overlooking the rear garden. Breakfast area with space for table, radiator and double glazed French doors giving access to the garden.

### First Floor Landing

First floor landing with access to loft space, built in storage cupboard with shelving.

### Bedroom 1

11' 10" max x 9' 6" (3.61m x 2.90m) Double glazed window overlooking the front of the property, radiator, built in over stair storage cupboard.

### En-Suite Shower Room

With corner tiled shower cubicle with chrome fittings and glass screen, low-level WC, wash hand basin with mixer tap, heated towel rail, shaver point, double glazed frosted glass window.

### Bedroom 2

9' 2" x 7' 7" (2.79m x 2.31m) With double glazed window overlooking the rear garden and fields beyond, radiator.

### Bedroom 3

7' 7" x 5' 10" (2.31m x 1.78m) Double glazed window overlooking the garden and fields beyond, radiator.

### Bathroom

Fitted panelled bath with mixer tap, wash hand basin with mixer tap, low-level WC, radiator, part tiled walls.

### Outside

The principle area of gardens are located to the rear with patio area, laid to lawn, screened by fencing, outside light and tap, gated side access.

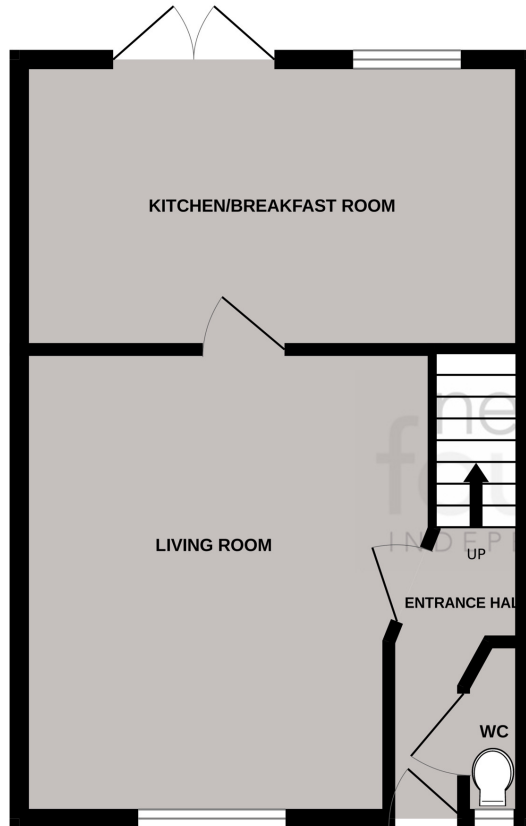
To the front of the property there are two parking spaces.

### NB

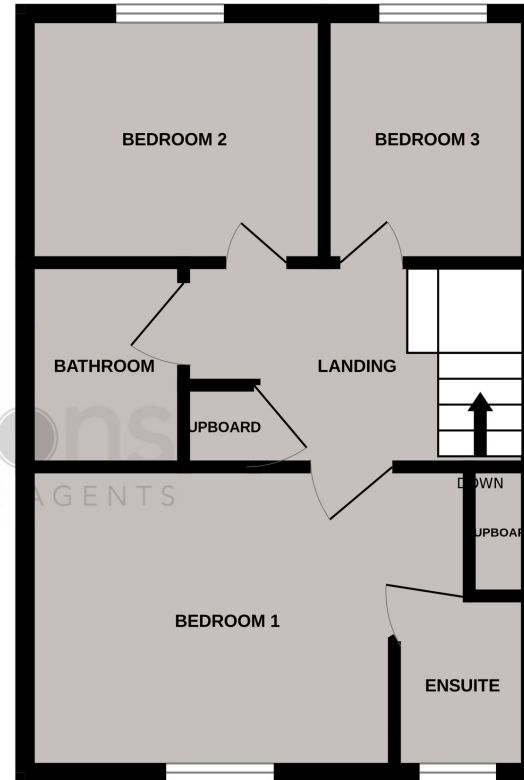
We have been advised that there is a yearly charge for the upkeep of the development, which for the past year was £313.38.

# FLOORPLAN

GROUND FLOOR



1ST 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
<i>Very energy efficient - lower running costs</i>			
(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>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

