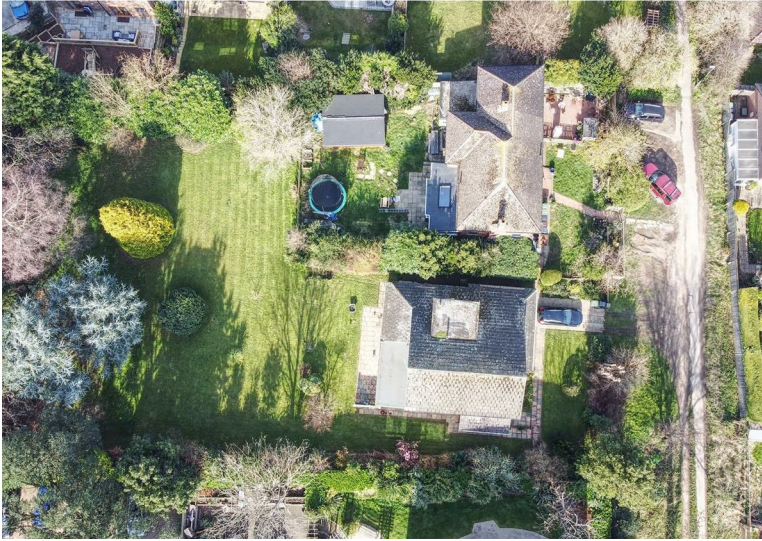


**RUSH
WITT &
WILSON**



33A Hastings Road, Bexhill-On-Sea, East Sussex TN40 2HJ
£700,000

A very special detached chalet house, three large double bedrooms, bespoke and architecturally designed by Lionel Heather & Evenden, occupying approx. 0.50 acres this unique property was built in 1966 and has many beautiful features including floating staircase, beautiful parquet flooring, stunning private park like gardens, sun rooms to the ground and first floor, reception hall, downstairs shower room and bathroom, first floor bedrooms and bathrooms, gas central heating system, double glazed windows and doors, modern kitchen and utility room, spacious living room, garage with off road parking, no onward chain. Viewing comes highly recommended by RWW sole agents.



Entrance Vestible**Entrance Reception Hall****Living Room**

20'4 x 17'10 (6.20m x 5.44m)

Sun Room

18'6 x 8'3 (5.64m x 2.51m)

Kitchen

12'6 x 8'8 (3.81m x 2.64m)

Utility Room**Bedroom One**

13'10 x 13'5 (4.22m x 4.09m)

Bathroom**First Floor Landing****Bedroom Two**

14'10 x 12'7 (4.52m x 3.84m)

Bedroom Three

12'3 x 12'3 (3.73m x 3.73m)

Bathroom**Second Bathroom Facilities****Outside****Front Garden****Rear Garden****Garage****Agents 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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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