

**RUSH
WITT &
WILSON**



22 Claxton Road, Bexhill on Sea, East Sussex TN40 2PP
£349,000 Freehold

About this property

RWW Estate Agents are delighted to present this well-maintained three-bedroom semi-detached family home, ideally situated in a convenient and popular residential location close to a wide range of local amenities.

The property offers bright and spacious accommodation throughout, featuring a generously proportioned dual-aspect living room with a designated dining area, creating an ideal space for both everyday family life and entertaining. The well-appointed kitchen/breakfast room provides ample space for informal dining, while a convenient ground-floor cloakroom adds further practicality.

Additional benefits include gas-fired central heating, double-glazed windows and doors, and well-proportioned bedrooms, making this an ideal home for families, first-time buyers or those seeking additional space.

Externally, the property enjoys a private front garden and extensive rear gardens, offering excellent outdoor space for relaxation, gardening and family activities. Off-road parking and a garage provide valuable storage and secure parking facilities.

Conveniently located within easy reach of Ravenside Retail Park, Glyne Gap Beach, local primary schools and Bexhill College, the property is perfectly positioned to take advantage of both coastal living and everyday amenities.

Viewing is highly recommended to fully appreciate the spacious accommodation, attractive gardens and excellent location this home has to offer.









Floor 0



Floor 1

Approximate total area⁽¹⁾

97.9 m²

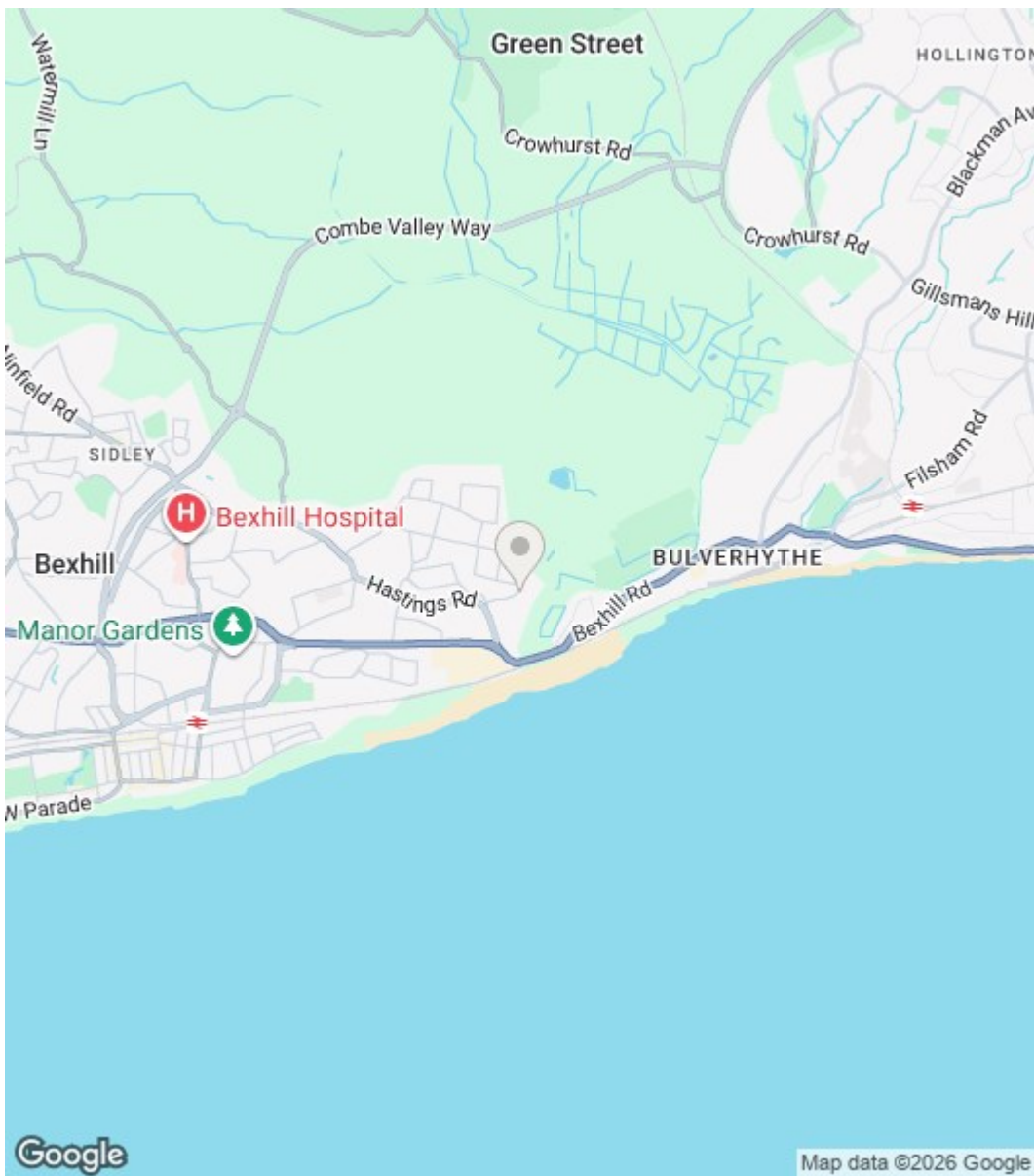
1055 ft²

(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





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	

Council Tax Band - C

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).
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4. VAT: The VAT position relating to the property may change without notice.
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