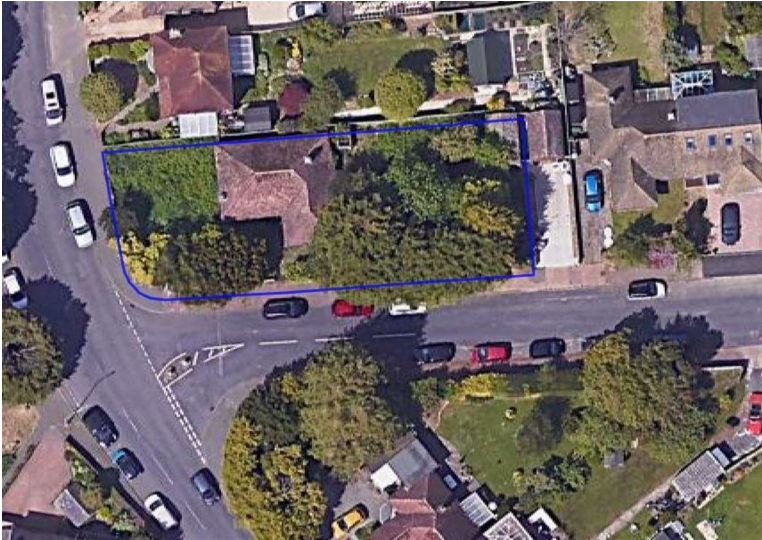


**RUSH  
WITT &  
WILSON**



**Cranachan Church Vale Road, Bexhill-On-Sea, East Sussex TN40 2ED  
Offers Invited £365,000**

**\* OPEN DAY VIEWINGS SATURDAY 28th JANUARY 2023- CASH BUYERS ONLY- CALL RUSH WITT & WILSON TODAY TO ARRANGE AN APPOINTMENT- OFFERS INVITED! \* Spacious two bedroom detached bungalow in need of full refurbishment, situated in the highly desirable area of Chantry Bexhill, includes adjoining potential building plot subject to planning, occupying a large approx. 0.17 acre corner plot with detached garage and off road parking. ALL OFFERS TO BE SUBMITTED BY COB Monday 30th January 2023. Council Tax Band D.**



**Entrance Hall**

Large entrance hall, solid oak front door, currently boarded, single radiator, door and windows to the front elevation airing cupboard housing the hot water tank.

**Kitchen**

13'11" x 8'3" (4.25 x 2.54)

Window overlooks the rear elevation with door to side, base and wall level units, sink unit.

**Living room**

23'9" x 12'11" (7.26 x 3.94)

Windows to the front and side elevations, two single radiators.

**Bedroom One**

15'1" x 14'8" (4.60 x 4.49)

Window to the front elevation, further window to the side, double radiator, original 1930's tiled fireplace behind board.

**Bedroom Two**

11'9" x 10'11" (3.60 x 3.35)

Windows to the side, single radiator.

**Bathroom**

9'2" x 7'9" (2.80 x 2.37)

Two single radiators, wc with low level flush, pedestal mounted wash hand basin, bath with shower, two obscured glass windows overlook the rear elevation, access to loft space (the loft is partial boarded with light).

**Outside****Front Garden**

Mainly laid to lawn with mature shrubbery, plants and trees of various kinds, retaining walls, driveway off off road parking.

**Side Garden/ Potential Building Plot**

The gardens extends out to the side with the potential to develop subject to the usual planning consents being obtained, with trees, mature shrubbery and plants of various kinds, all enclosed with fencing to all sides.

**Rear Garden**

With brick built outhouse.

**Detached 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.

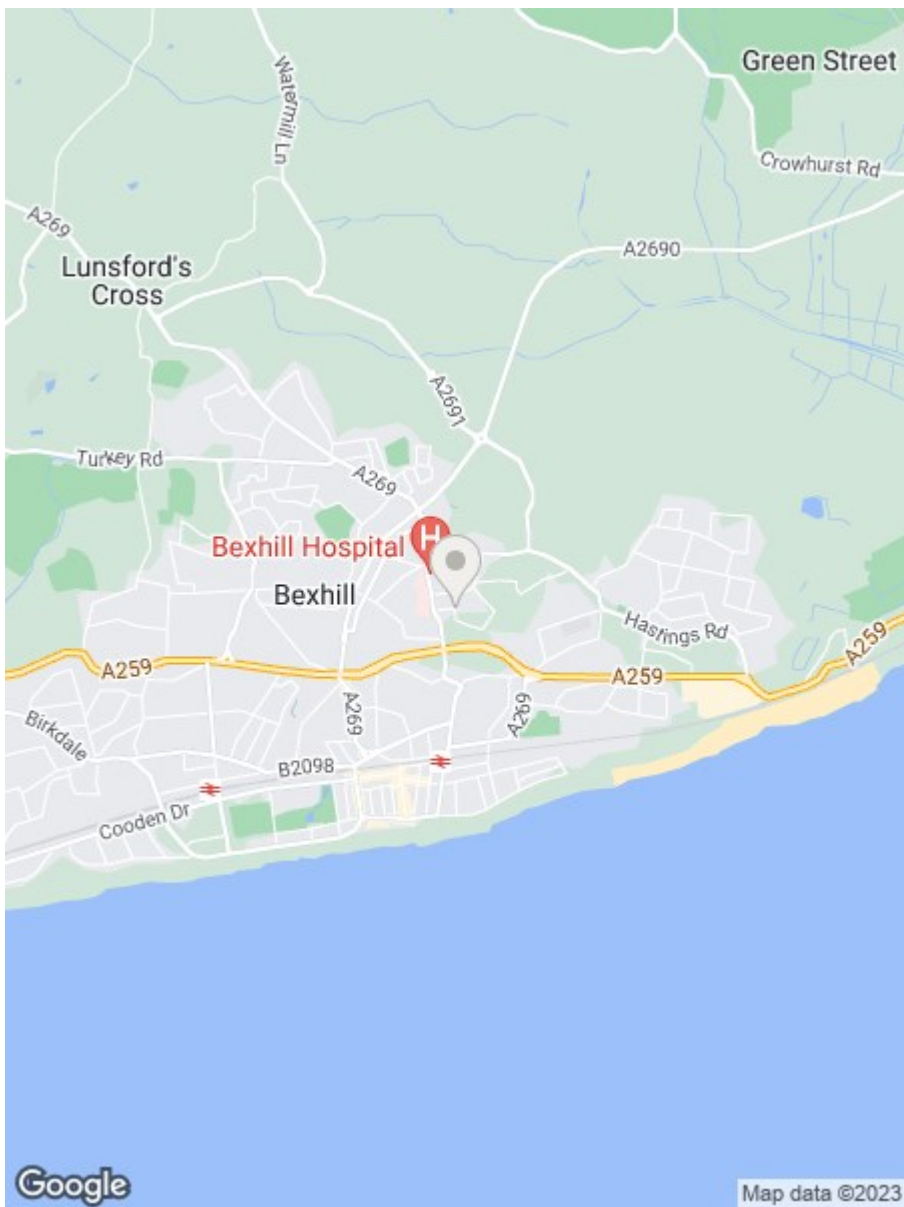


GROUND FLOOR  
963 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 sq.m.) approx.

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 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Lettings & Property Management**



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