

**RUSH
WITT &
WILSON**



**18 Fairfield Chase, Bexhill-On-Sea, East Sussex TN39 3YD
£485,000**

An impressive three double bedroom detached bungalow with double garage, presented to an excellent standard, entrance porch, kitchen/ breakfast room, en-suite to master bedroom, spacious living room, utility room, extensive private front and rear gardens, gas central heating system with modern boiler, upvc double glazed windows and doors, VACANT POSSESSION. Viewing comes highly recommended by RWW sole agents.



Entrance Porch**Entrance Hall****Living Room**

22'7" x 17'2" (6.90m x 5.24m)

Kitchen/ Breakfast Room

14'11" x 12'0" (4.56m x 3.68m)

Bedroom One

13'0" x 13'0" (3.98m x 3.98m)

En-Suite**Bedroom Two**

11'6" x 10'0" (3.51m x 3.06m)

Bedroom Three

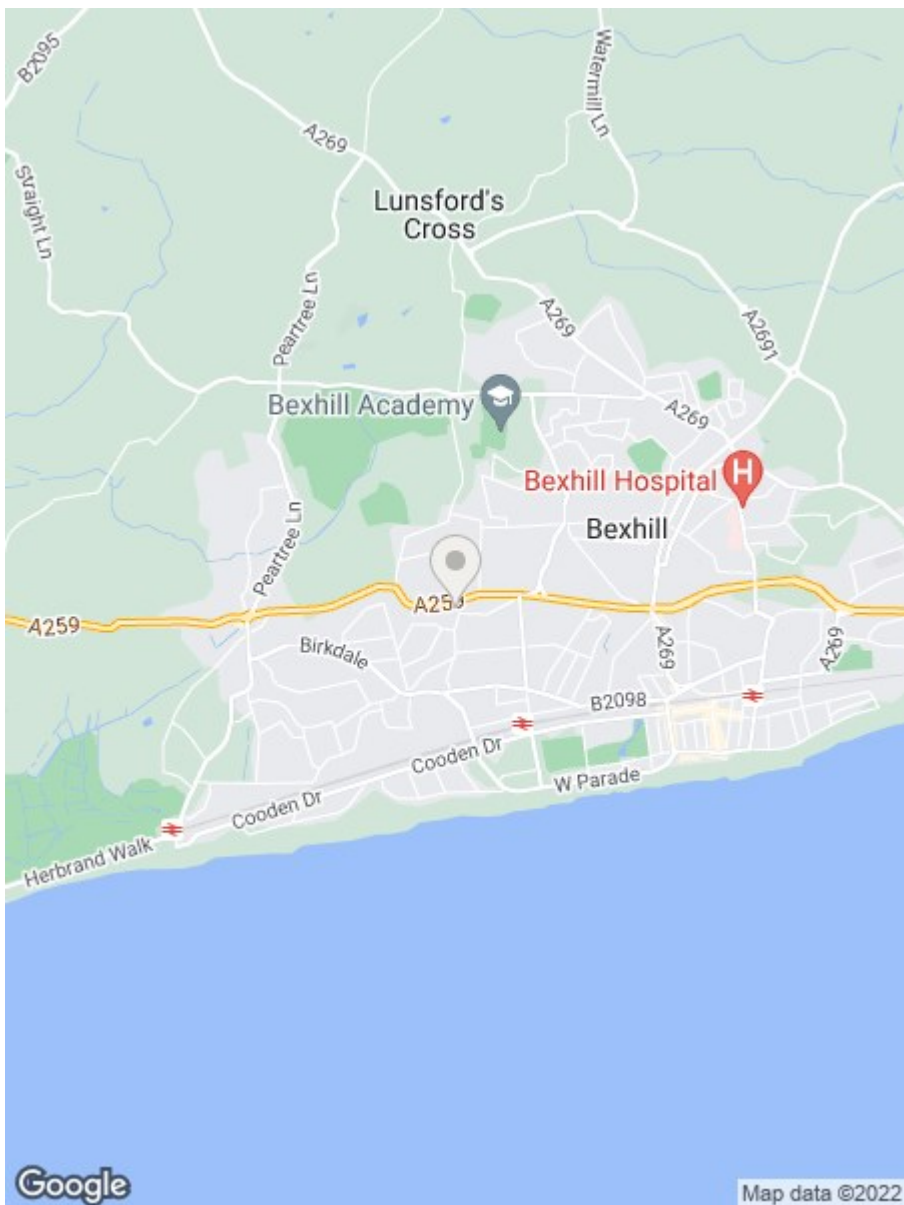
10'3" x 9'9" (3.14m x 2.99m)

Bathroom**Outside****Front Garden****Rear Garden****Double 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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