

RUSH
WITT &
WILSON



**18 Cherry Tree Gardens, Bexhill-On-Sea, East Sussex TN40 2QL
£327,500**

A two bedroom detached bungalow in need of some modernisation, gas central heating system, double glazed windows and doors, garage, off road parking, private front and rear gardens, side entrance porch, VACANT POSSESSION. Situated in this sought after residential location of Bexhill, within close proximity to Bexhill Retail Centre, which offers a wide range of amenities, viewing comes highly recommended by Rush, Witt & Wilson Estate Agents.



Entrance Porchway

With entrance door.

Entrance Hallway

Single radiator, built in cloaks cupboard.

Living Room

14'9 x 12'6 (4.50m x 3.81m)

Windows to the front and side elevations, tiled fireplace with gas fire, double radiator.

Kitchen/Breakfast Room

10'9 x 10'8 (3.28m x 3.25m)

Window to the rear elevation, door to side, fitted kitchen comprising base units with laminate worktops, single drainer stainless steel sink unit, freestanding gas central heating and domestic hot water boiler, gas cooker point, built in larder cupboard, space for white goods.

Side Lobby

upvc double glazed construction, doors to the front and rear elevations, window to the side.

Bedroom One

12'7 x 12'0 (3.84m x 3.66m)

Window to the front elevation, single radiator.

Bedroom Two

12'7 x 9'6 (3.84m x 2.90m)

Patio doors lead onto the rear garden, double radiator.

Cloakroom/WC

WC with low level flush, single radiator, obscured glass window to the rear elevation.

Bathroom

Comprising panelled bath, pedestal mounted wash hand basin, tiled splashbacks, built in airing cupboard, single radiator, obscured glass window to the rear elevation.

Outside**Front Garden**

Mainly laid to lawn, shrubbery, enclosed with fencing, off road parking is available, access to garage.

Rear Garden

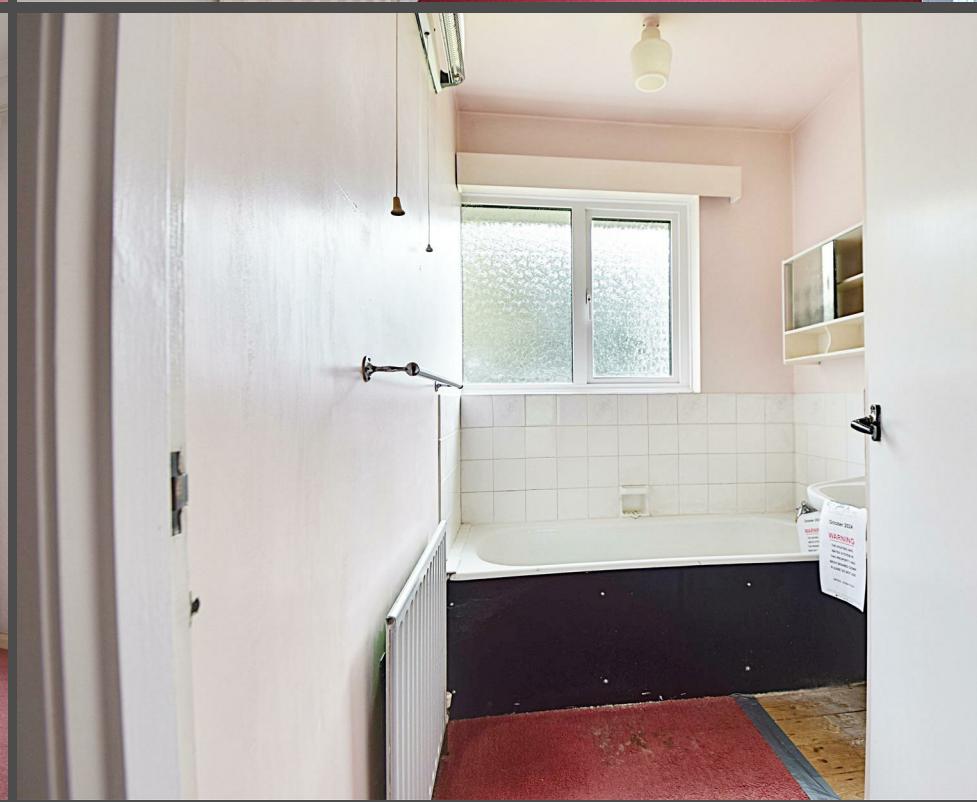
Mainly laid to lawn with established shrubbery, mature trees and plants of various kinds, all enclosed with fencing to all sides.

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.

Council Tax Band – D

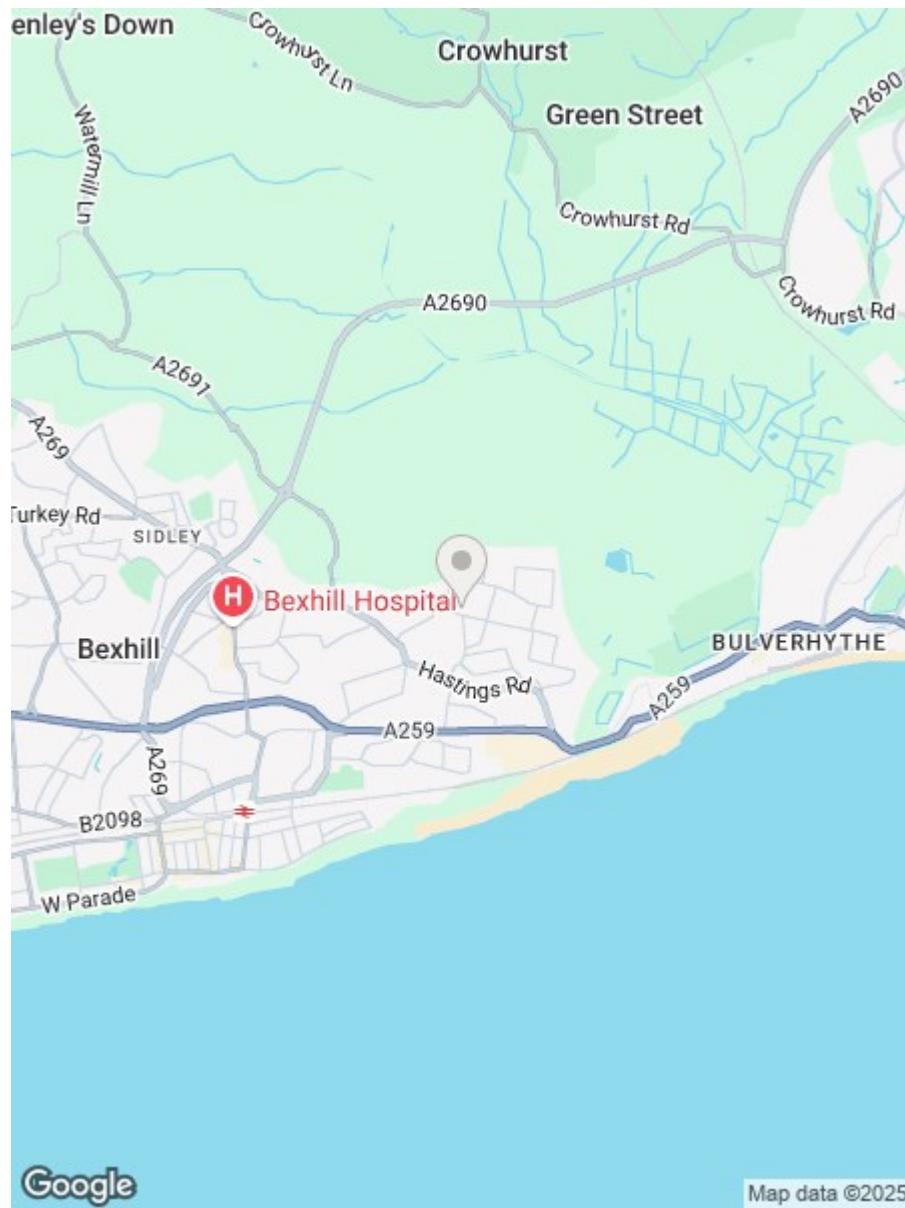


GROUND FLOOR
924 sq.ft. (85.9 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.9 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
Very energy efficient - lower running costs (92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	55	
(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	