

**RUSH
WITT &
WILSON**



**14 Glenleigh Avenue, Bexhill-On-Sea, East Sussex TN39 4EG
£525,000**

A beautiful three/ four bedroom detached circa.1930's house with three reception rooms, presented to an excellent standard by the current vendors, situated in the quiet ' Leafy ' Glenleigh Park area of Bexhill with distant sea views, downstairs cloakroom, modern kitchen/ breakfast room, double glazed windows and doors, gas central heating system with new boiler and radiators, private front and rear gardens, off road parking with separate caravan hard-standing, viewing comes highly recommended by RWW sole agents.



Entrance Hall

Cloakroom

Living Room

15'2 x 12'2 (4.62m x 3.71m)

Dining Room

13'9 x 11'10 (4.19m x 3.61m)

Family Room/ Bedroom Four

14'8 x 7'8 (4.47m x 2.34m)

Kitchen/ Breakfast Room

16'3 x 11'5 (4.95m x 3.48m)

L-Shaped

First Floor Landing

Bedroom One

15'3 x 11'9 (4.65m x 3.58m)

Bedroom Two

14'4 x 11'9 (4.37m x 3.58m)

Bedroom Three

11'4 x 9'4 (3.45m x 2.84m)

Bathroom

Seperate WC

Oustide

Front Garden

Rear Garden

Off Road Parking With Additional Caravan Hardstand

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		
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Lettings & Property Management**



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