

**RUSH
WITT &
WILSON**



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WITT &

**9 Piltdown Close, Bexhill-On-Sea, TN39 3XA
Offers In Excess Of £325,000 Freehold**

About the property

A detached three bedroom bungalow comprising entrance hallway, fitted kitchen, living room, three double bedrooms or two bedrooms with a separate dining room, bathroom suite and conservatory. Other internal benefits include gas central heating to radiators and double glazed windows and doors.

Externally, the property boasts gardens to front and rear, mainly laid to lawn with the rear garden being enclosed to all sides providing privacy and seclusion together with a detached garage.

The property is situated in the highly sought after Collington location, within easy reach of local amenities and public transport routes and is chain free.

Viewings are highly recommended by Rush, Witt & Wilson sole agents.





Floor 0 Building 1



Floor 0 Building 2

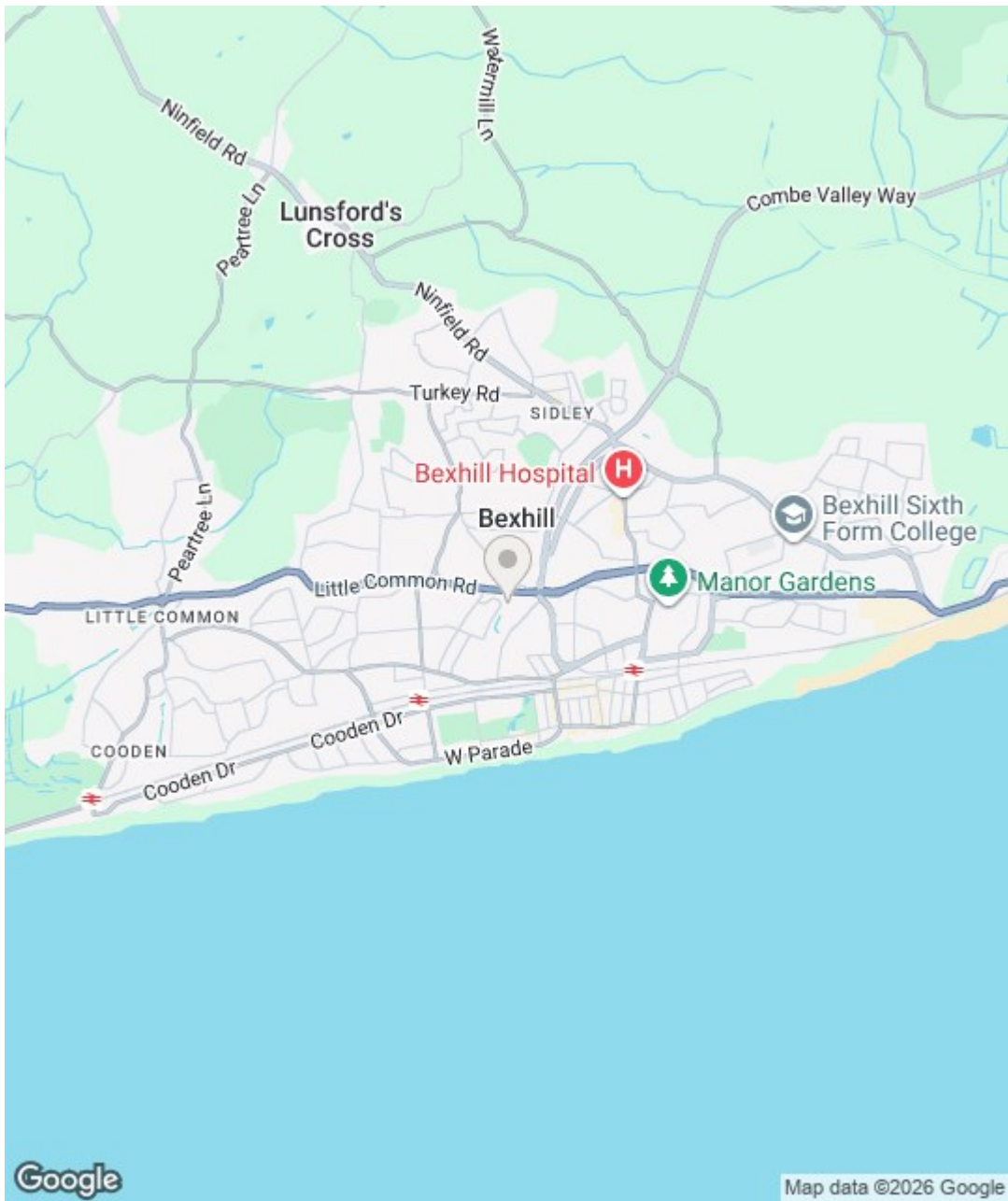


Approximate total area⁽¹⁾
88.4 m²
952 ft²

(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 - E

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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