

**RUSH
WITT &
WILSON**



**10 The Mews, Bexhill-On-Sea, East Sussex TN40 2GL
Offers In Excess Of £349,000 Freehold**

About this property

A stunning semi detached house, set across three floors, comprising, large entrance hallway, modern kitchen/breakfast room, living room, downstairs w/c, four bedrooms, with the main benefitting from an entire floor, with ensuite and stunning triangular featured windows with far reaching views, separate family bathroom, double glazed windows and doors and gas central heating system.

Externally, the property boasts off road parking for multiple vehicles and a private rear garden, mainly laid to lawn with patio areas suitable for 'Alfresco' dining, coming enclosed to all sides with fencing, providing privacy and seclusion, with side access available.

The property comes situated in this highly sought after and popular residential location of Bexhill, within close proximity to Educational Facilities, Bexhill Retail Centre which offers a wide range of amenities, and within short distance to Bexhill Town Centre, Bexhill Seafront and Bexhill Train Station.

Viewing comes highly recommended by Rush, Witt & Wilson Sole agents.





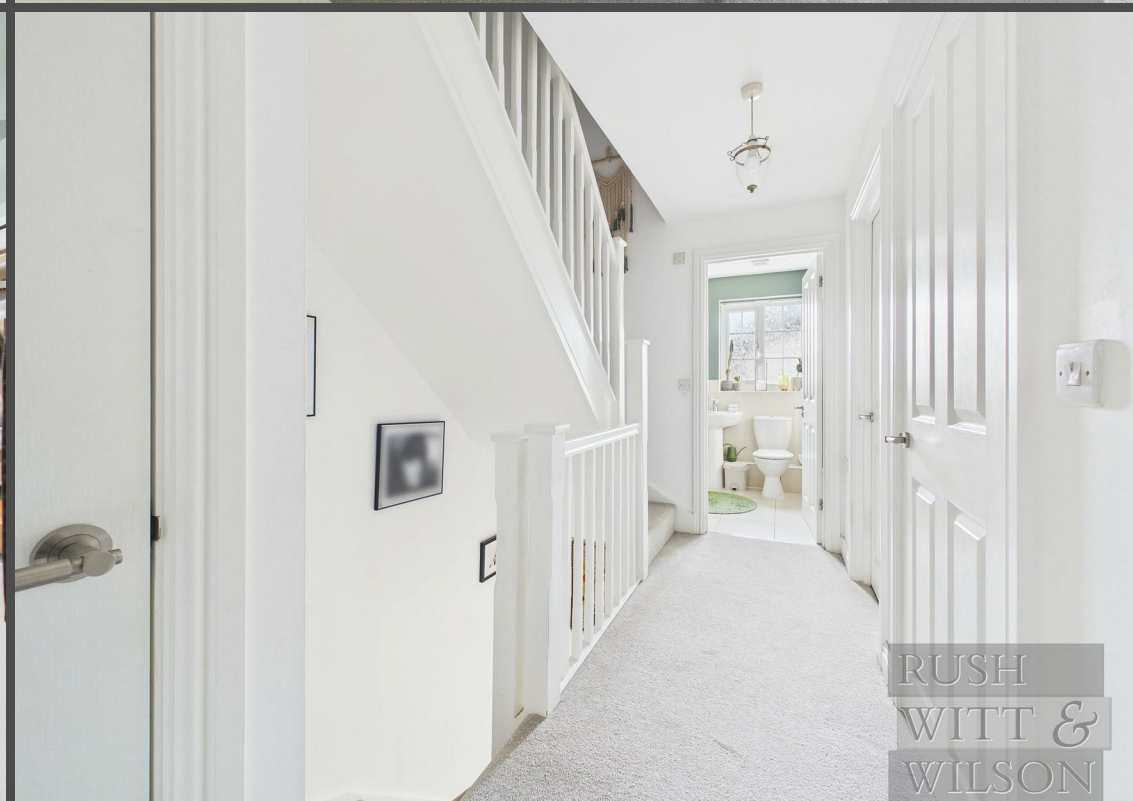
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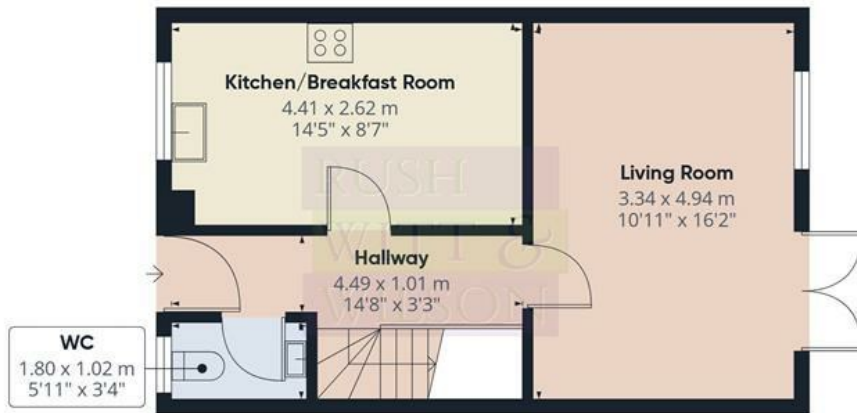


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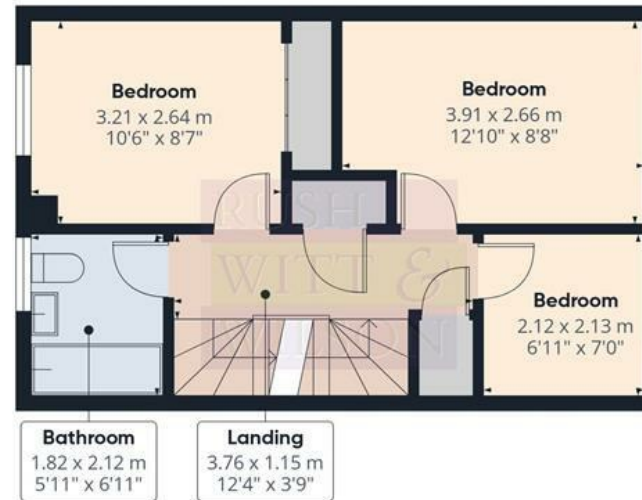


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Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

94.5 m²
1021 ft²

Reduced headroom

1.5 m²
16 ft²

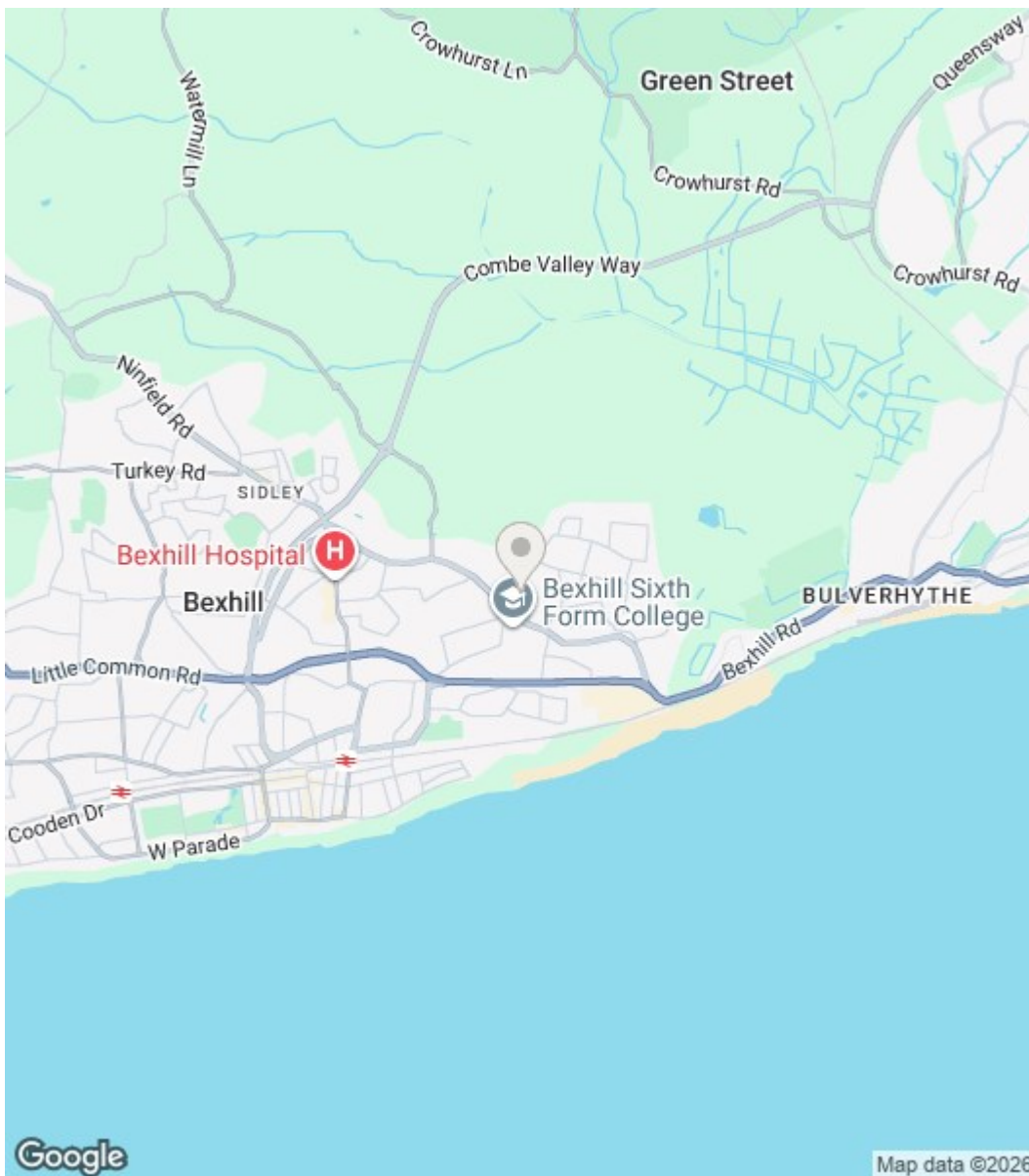
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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		
	78	88
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 - D

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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4. VAT: The VAT position relating to the property may change without notice.
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