

**RUSH  
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**9 Pages Lane, Bexhill-On-Sea, East Sussex TN39 3RD**  
**Offers In Excess Of £599,000 Freehold**

## About this property

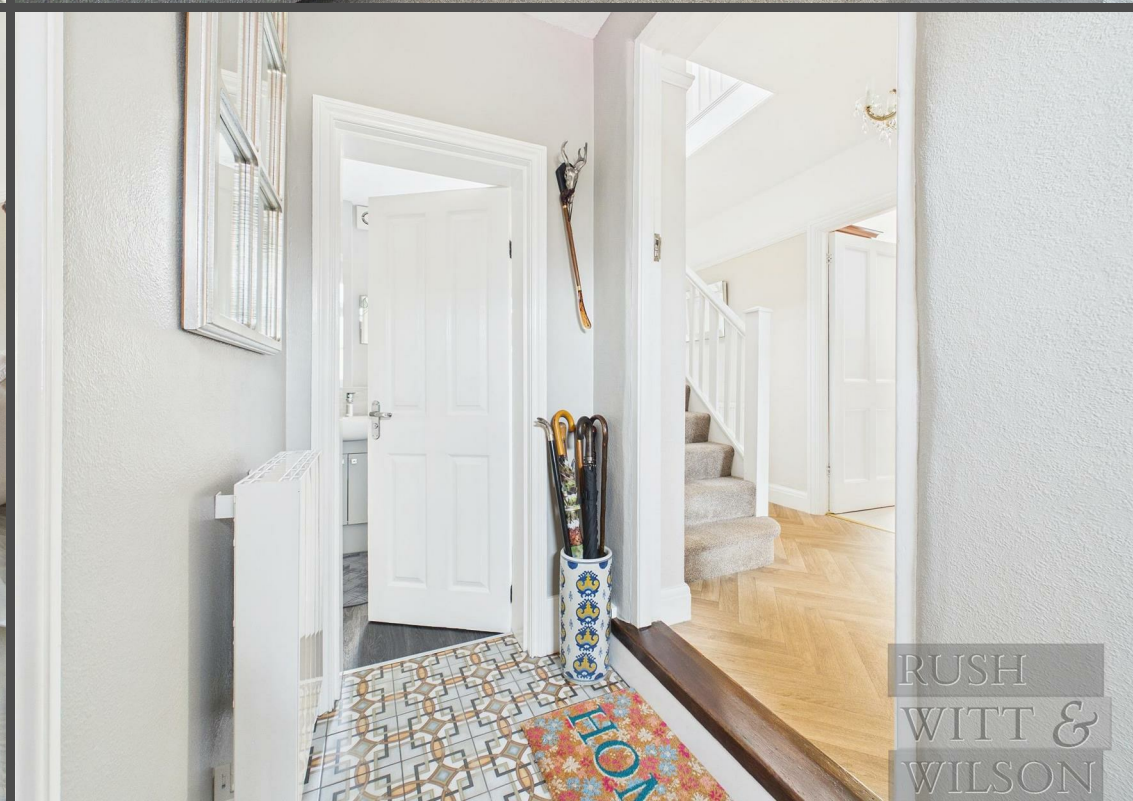
A charming detached family home with lots of character and is presented to an extremely high standard by the current vendors comprising entrance porch, downstairs shower room, study, entrance hallway, dining room, fitted kitchen/breakfast room, utility room, living room, conservatory, four bedrooms and family bathroom suite. Other internal benefits include gas central heating system and double glazed windows and doors throughout.

Externally, the property boasts off road parking for multiple vehicles via a driveway, and a beautifully maintained and landscaped rear garden which is mainly laid to lawn with vegetable patch, two timber framed garden sheds, patio area suitable for 'Alfresco dining' and backing on to stunning allotments and wonderful views of stunning trees and woodlands.

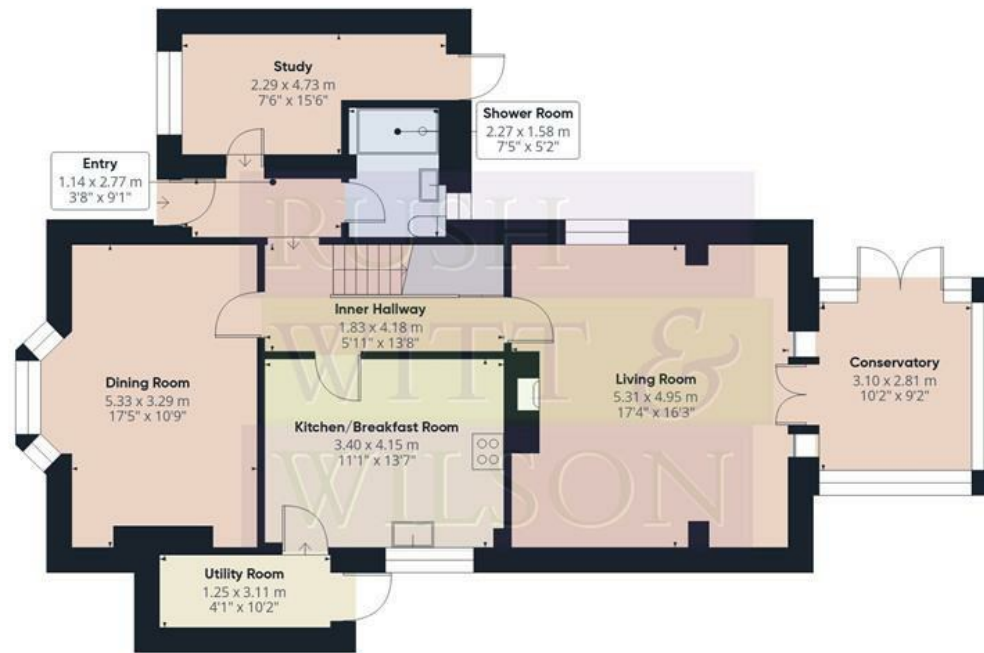
The property is situated in this highly sought after location of Bexhill, within close proximity to stunning woodland, Collington train station, seafront, and within easy access of Bexhill Town Centre or Little Common Village via public transport routes if required.

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







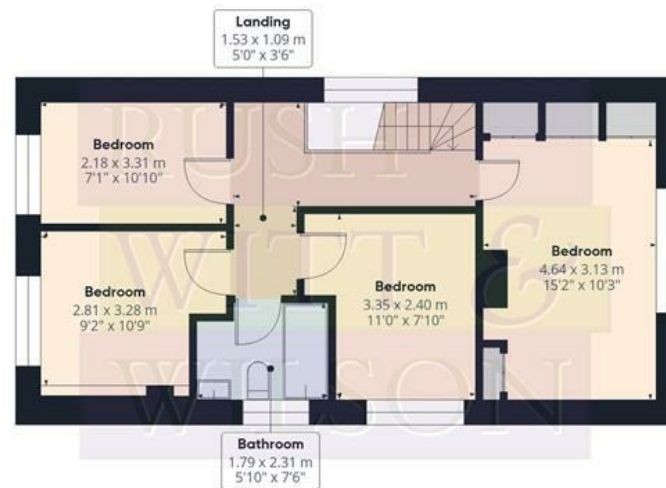


**Floor 0**

**Approximate total area<sup>(1)</sup>**

146.4 m<sup>2</sup>

1575 ft<sup>2</sup>



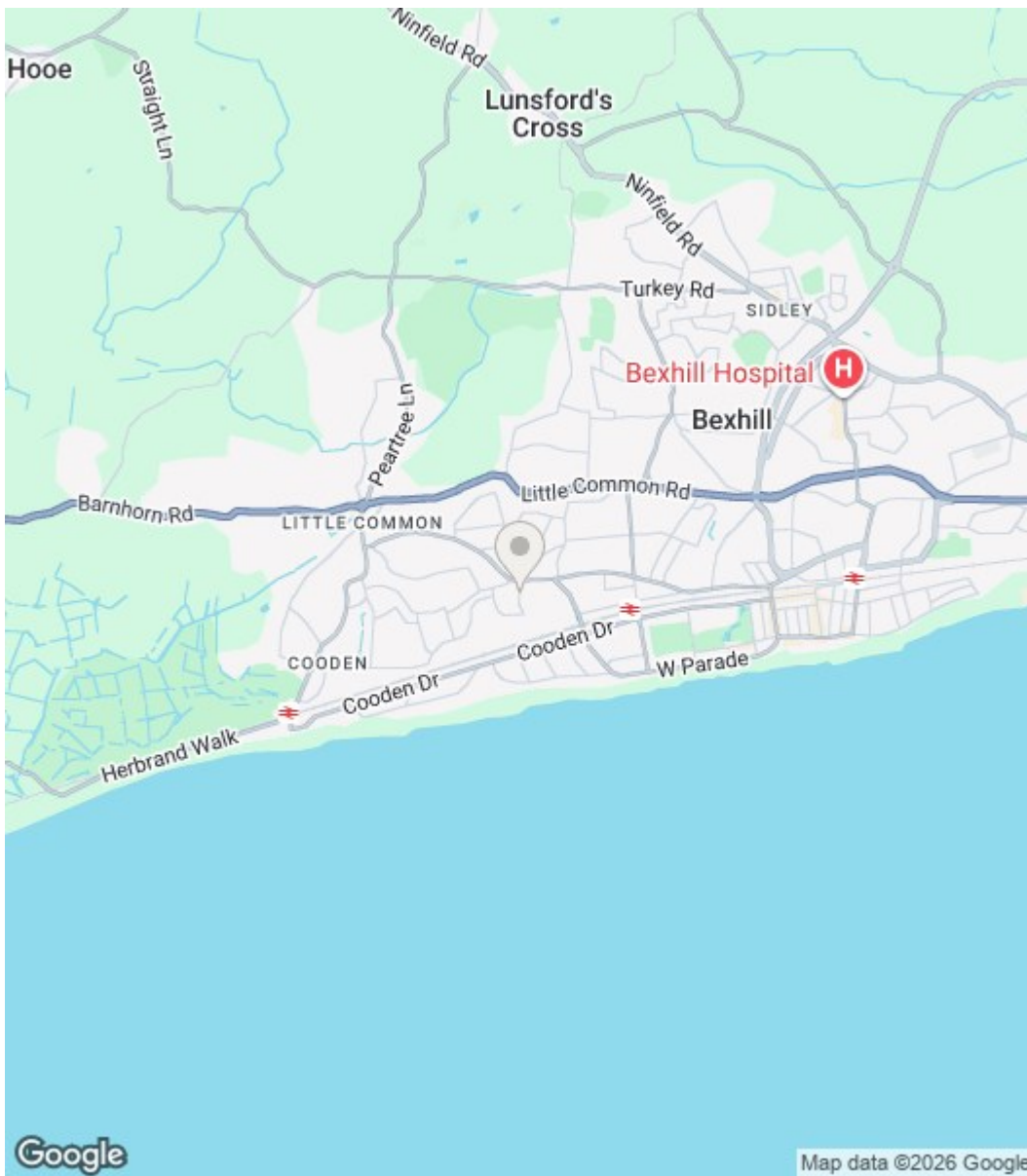
**Floor 1**



(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - F

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:

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