

**RUSH
WITT &
WILSON**



37 Pages Lane, Bexhill-On-Sea, TN39 3RD
£625,000 Freehold

About this property

A beautifully presented detached chalet style bungalow comprising large entrance porch, entrance hallway, open plan living room/dining room/kitchen, additional dining room/bedroom, utility room, downstairs w.c, principle bedroom with en-suite to the ground floor, and two additional double bedrooms to the first floor with one benefitting from a shower, separate study area and modern family bathroom suite. Other internal benefits include gas central heating to radiators and partial double glazing throughout.

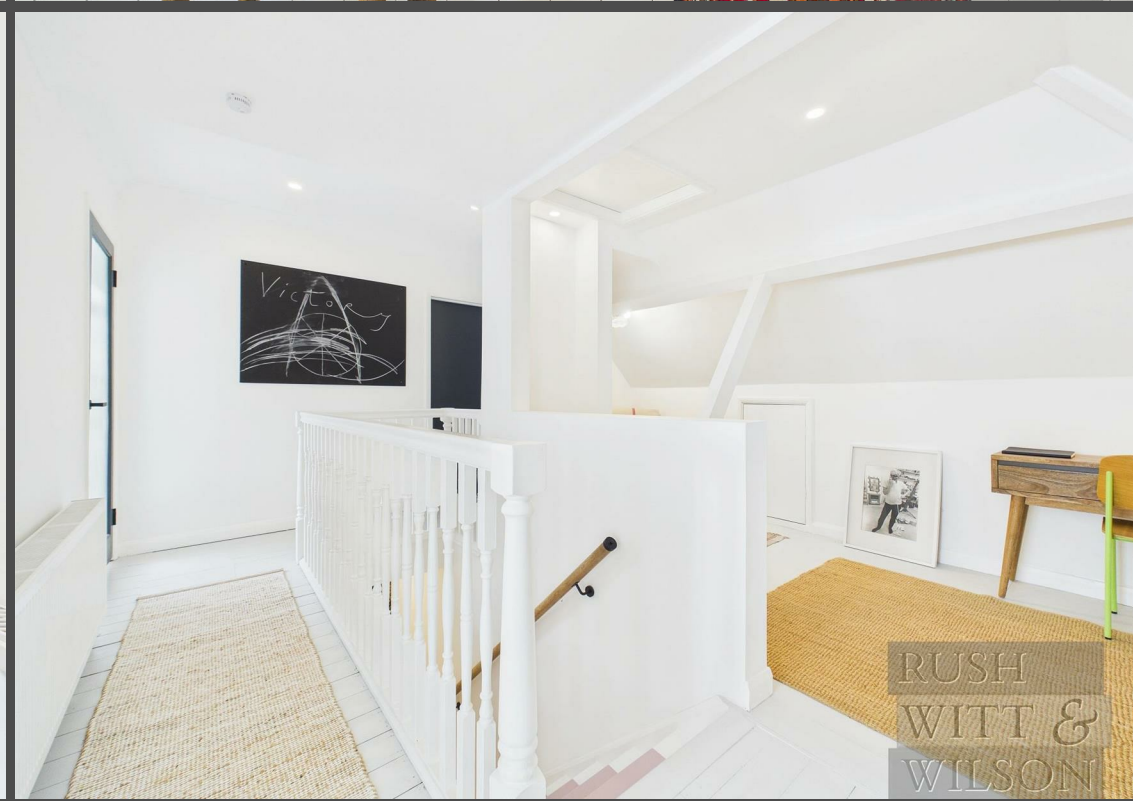
Externally, the property boasts off road parking for multiple vehicles, garage, and a beautifully maintained rear garden which comes mainly laid to lawn, with wildlife pond, patio area for 'Alfresco dining', timber framed summer house, and backing onto stunning woodland.

The property is situated in this sought after location, within close proximity to local public transport routes, Collington Woods and a short drive to local amenities. South Cliff beach is accessible via Collington Woods and is approx. a 10 minute walk.

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









Floor 0



Floor 1



Approximate total area⁽¹⁾

196.8 m²

2118 ft²

Reduced headroom

3.9 m²

42 ft²

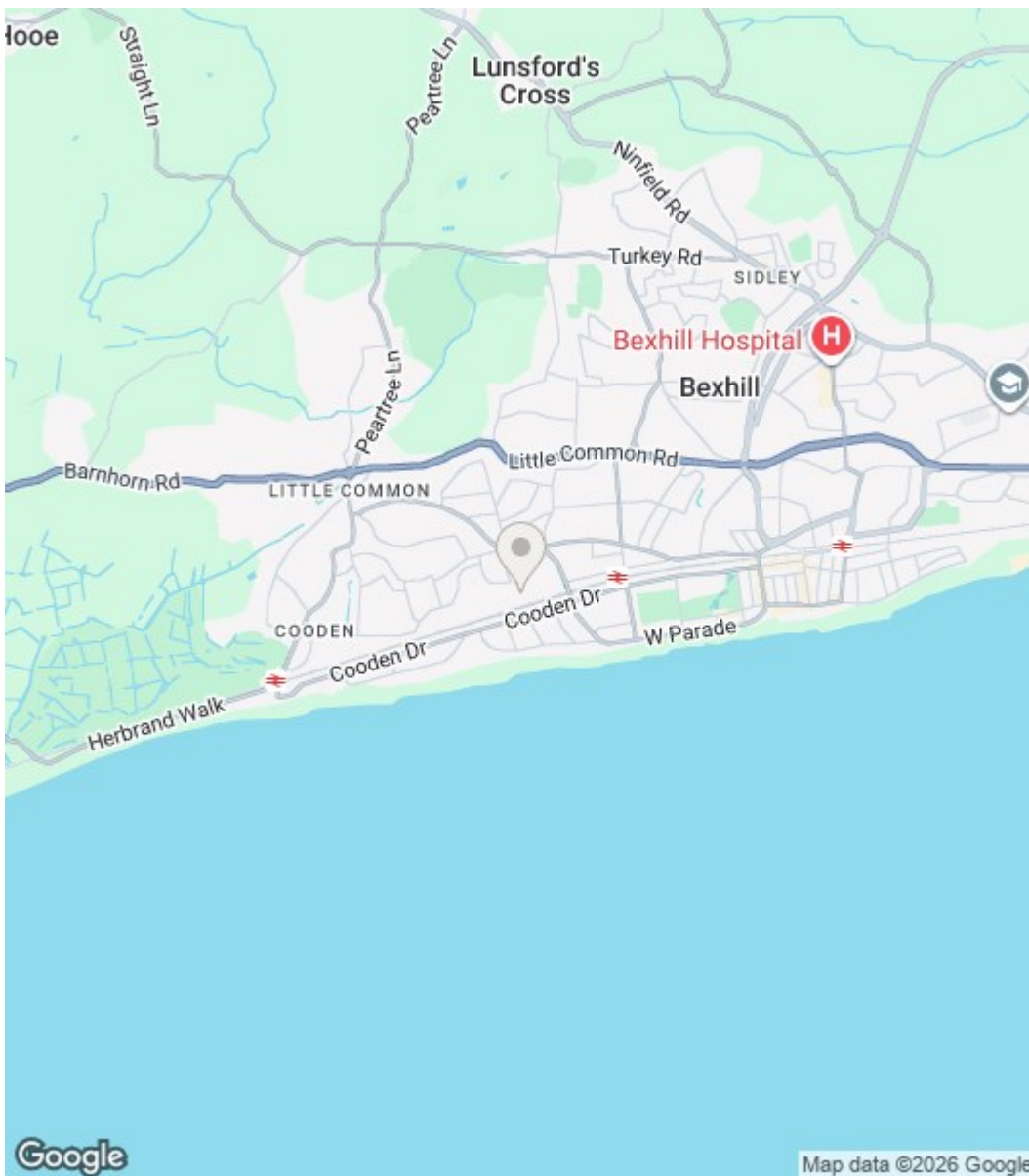
(1) Excluding balconies and terraces

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		
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 - 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:

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).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**