

**RUSH
WITT &
WILSON**



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WITT &

**11 Summer Hill Road, Bexhill-On-Sea, East Sussex TN39 4LN
£415,000 Freehold**

About this property

A beautiful detached bungalow comprising, entrance porch, entrance hallway, large living room, fitted kitchen, lean to/utility, three bedrooms, wet room and a separate wc,. Other internal benefits include gas central heating to radiators with a new boiler, double glazed windows and doors throughout.

Externally, the property boasts a driveway providing off road parking, a garage, and front and rear gardens. The rear garden is mainly laid to lawn, with patio areas suitable for 'Alfresco dining', and is enclosed to all sides with fencing, providing privacy and seclusion, sides access is also available.

The property is situated in this popular leafy location, within short walking distance to Broad Oak Park, and within access to Little Common, with its wide range of amenities.

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





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Approximate total area⁽¹⁾

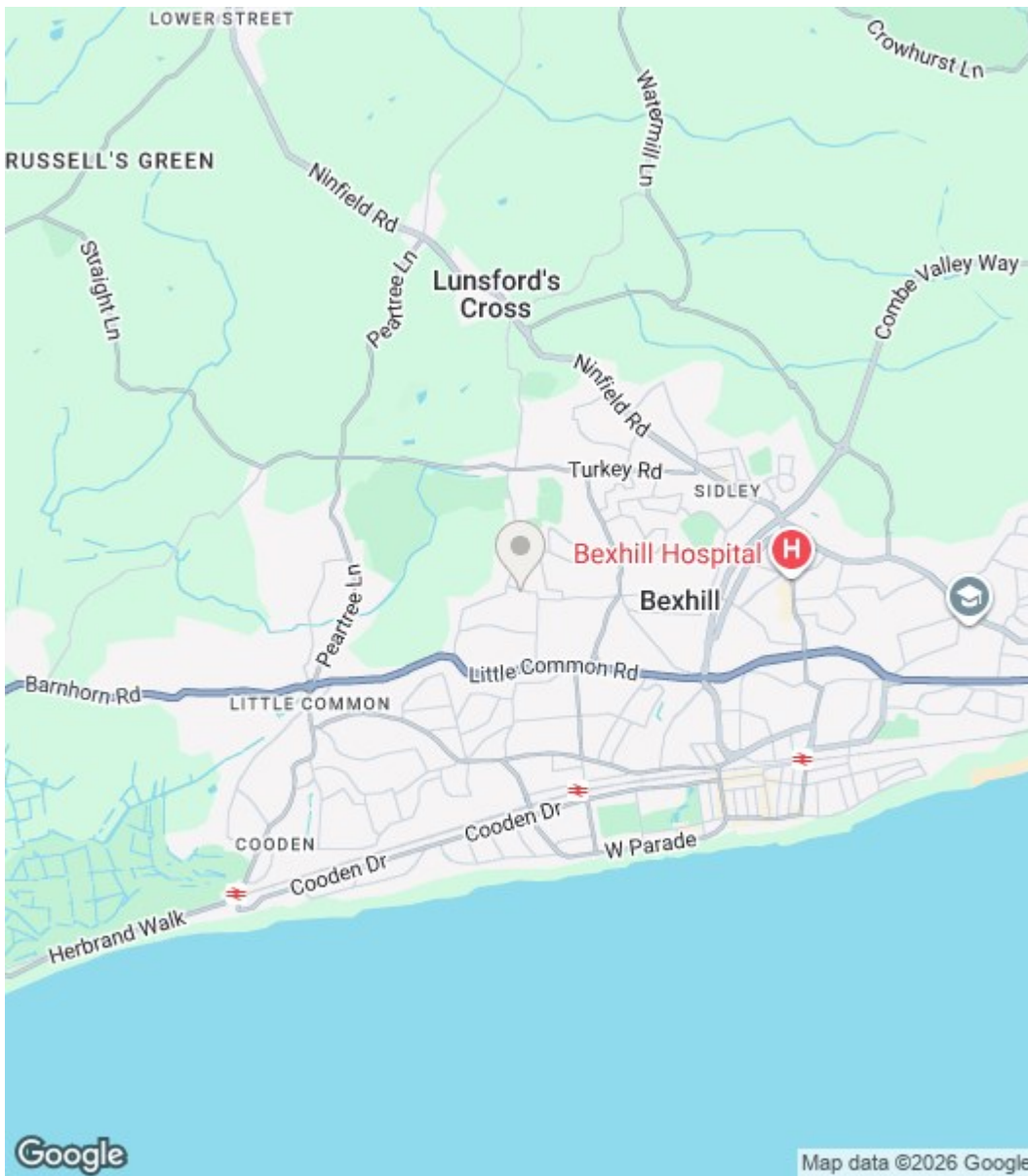
121.9 m²
1311 ft²

(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:

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