

**RUSH
WITT &
WILSON**



**61 Seabourne Road, Bexhill-On-Sea, East Sussex TN40 2SN
Offers In Excess Of £305,000 Freehold**

About this property

A well presented semi detached house comprising, large entrance hallway, downstairs wc, modern fitted kitchen/dining room, living room, three double bedrooms and a family bathroom suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout.

Externally, the property boasts off road parking for multiple vehicles, and a large private rear garden, mainly laid to lawn, with raised patio areas and various decking areas suitable for 'Alfresco dining'.

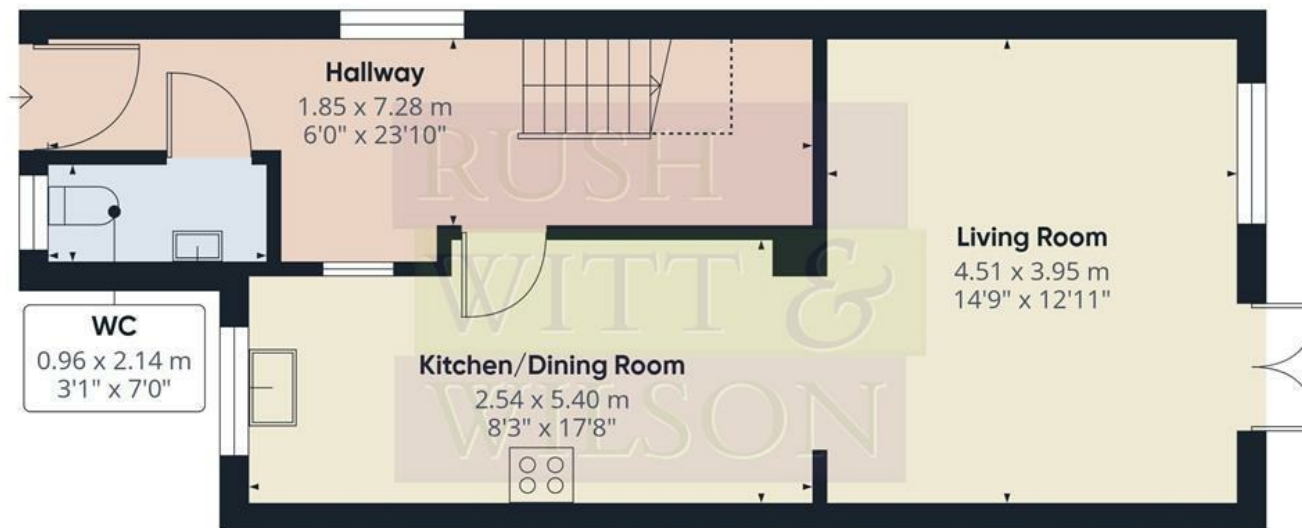
The property is situated in a sought after residential location of Bexhill, within very close proximity to local amenities, and approx. 1.5 miles to Bexhill Town Centre, which offers a wide range of amenities, and Bexhill train station and Bexhill seafront.

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









Floor 0



Floor 1



Approximate total area⁽¹⁾

84.5 m²

909 ft²

Reduced headroom

0.7 m²

8 ft²

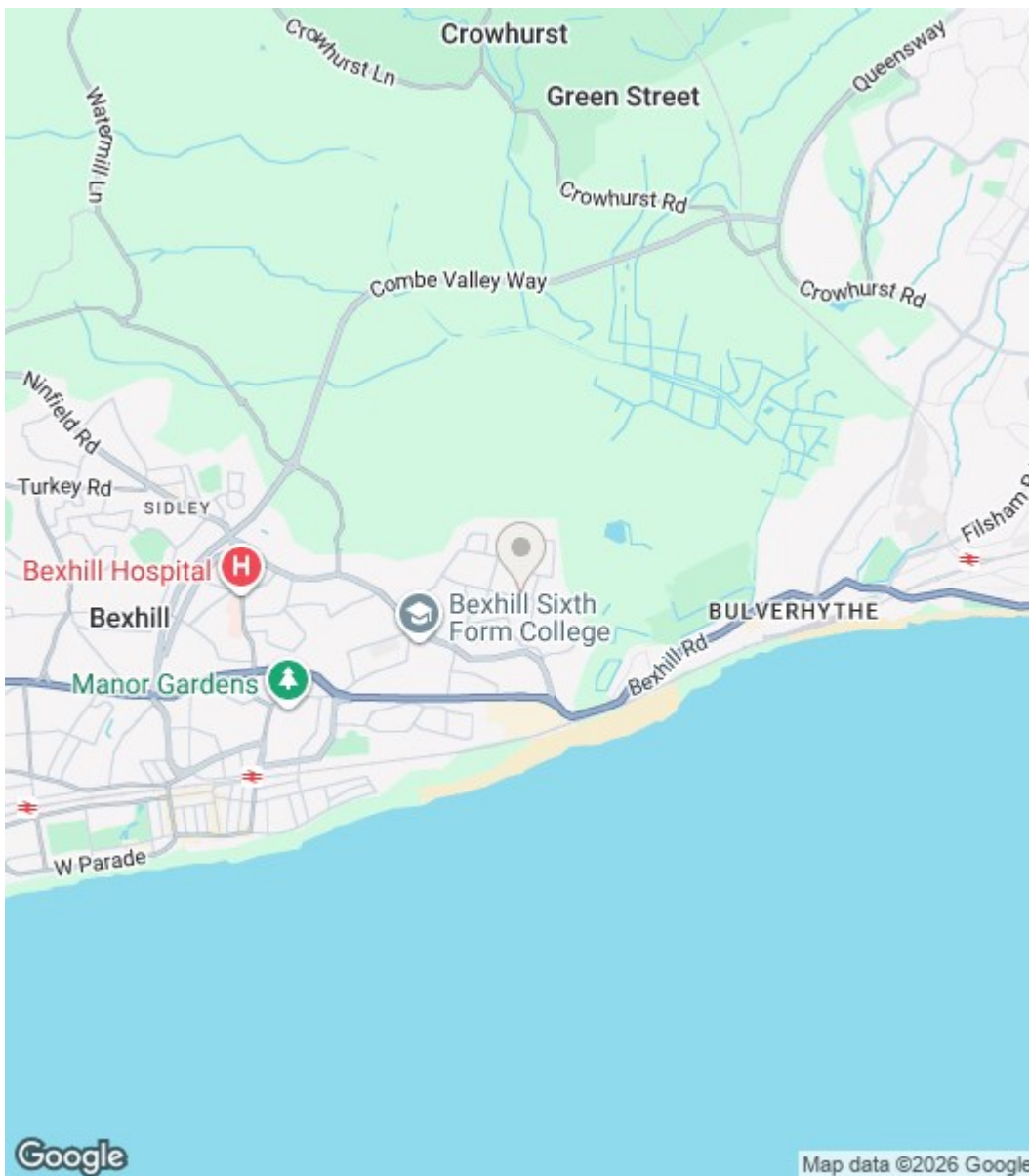
(1) Excluding balconies and terraces

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		87
(81-91) B		
(69-80) C	76	
(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 - 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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