

**RUSH
WITT &
WILSON**



12c Wealden Way, Bexhill-On-Sea, East Sussex TN39 4NY
Guide Price £710,000 Freehold

About this property

A beautiful four bedroom detached bungalow, situated on this substantial private plot, approached via a private gated driveway, offering bright and spacious accommodation throughout. The property comprises bay fronted living room, stunning modern kitchen/dining room, conservatory, utility, four bedrooms, with the main bedroom benefitting from an en-suite and a separate family bath/shower room. Other internal benefits include gas central heating to radiators, double glazed windows and doors throughout and ample storage space. Externally the property boasts a large driveway, detached double garage and beautifully established and maintained front and rear gardens, ideally situated in a sought after location of Little Common, Bexhill. Viewings come highly recommended by Rush Witt & Wilson sole agents.





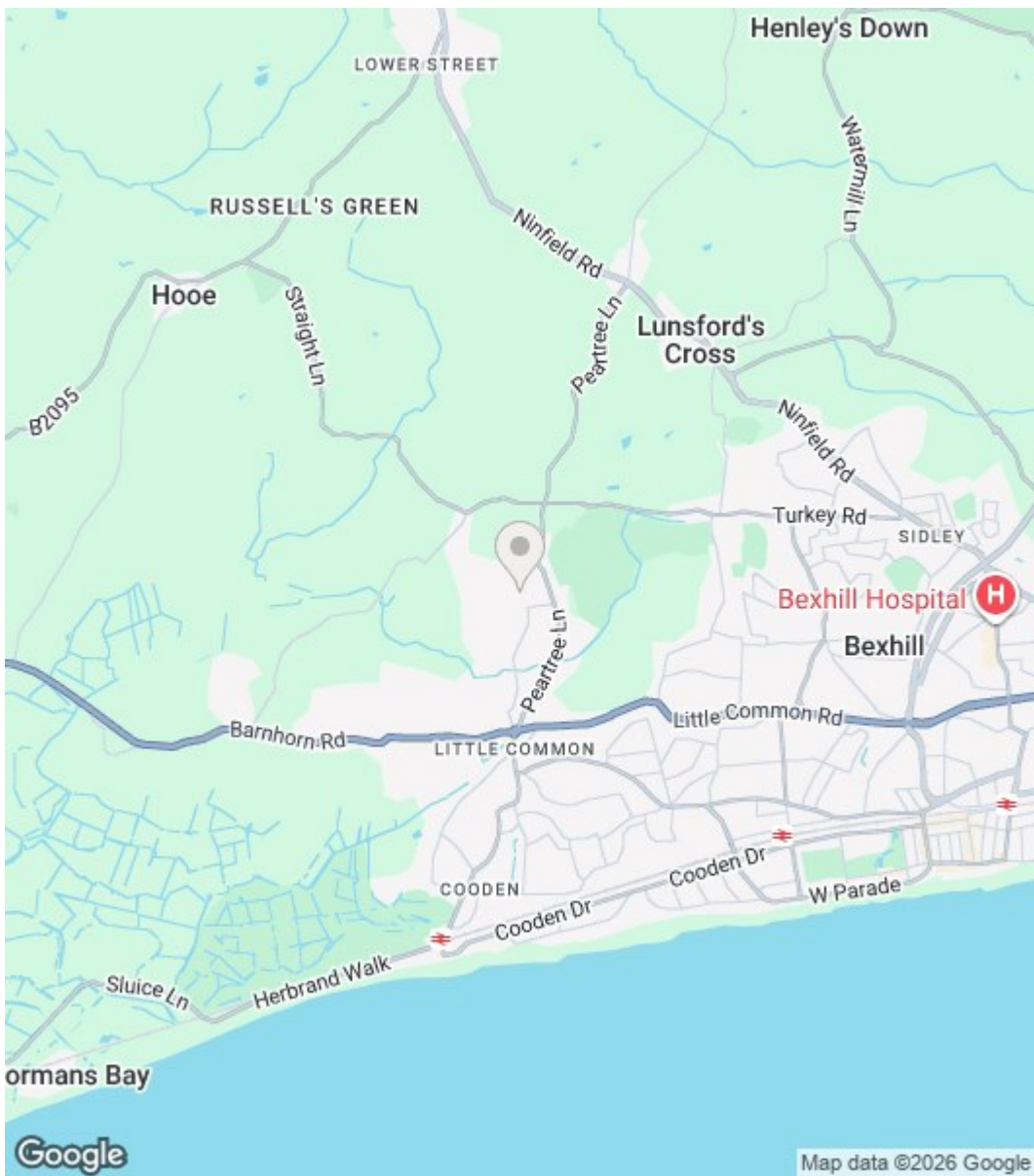


GROUND FLOOR
2058 sq.ft. (191.2 sq.m.) approx.



TOTAL FLOOR AREA : 2366 sq.ft. (219.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
	69	80
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).
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4. VAT: The VAT position relating to the property may change without notice.
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