

**RUSH
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WILSON**



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**24 The Highlands, Bexhill-On-Sea, East Sussex TN39 5HL
Offers In Excess Of £495,000 Freehold**

About this property

A charming detached bungalow, beautifully presented by the current vendors, comprising of an entrance hallway, dual aspect living/dining room with French doors leading to the rear garden, modern fitted kitchen/breakfast room with central island, two double bedrooms and a modern shower room suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors.

Externally, the property boasts a driveway providing off road parking for multiple vehicles, a garage, and gardens to front and rear, with the rear garden being beautifully established and extensive in size, with patio areas suitable for 'Alfresco dining' and an additional 'secret garden' which is laid to lawn. The garden is enclosed to all sides, providing privacy and seclusion.

The property is situated in this sought after leafy location of Bexhill, within very close proximity to Highwoods Golf Club, and approx. 2 miles from Bexhill town centre, train station & seafront.

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





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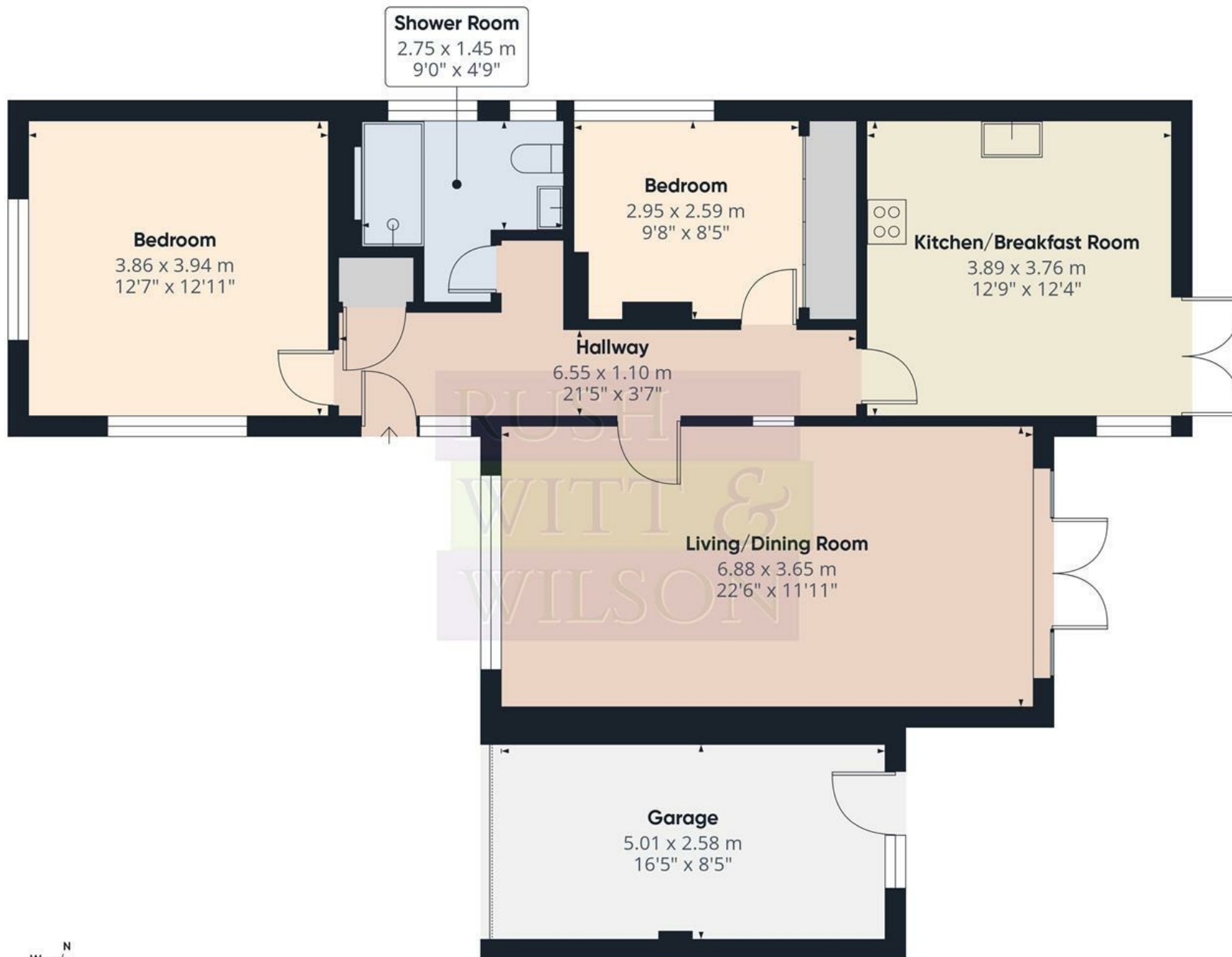
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Approximate total area⁽¹⁾

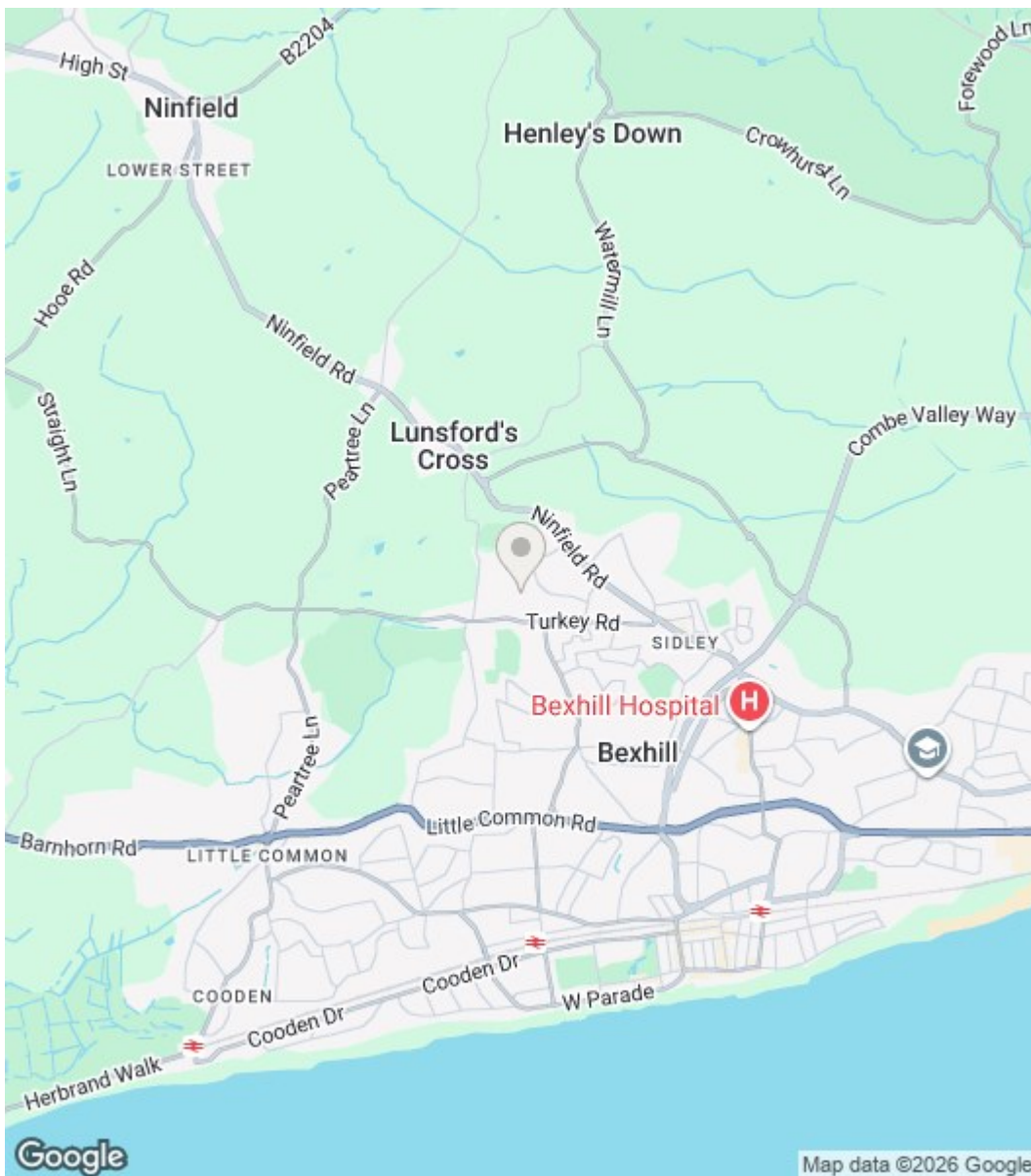
93.3 m²
1005 ft²

(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		66	76
(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:

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4. VAT: The VAT position relating to the property may change without notice.
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