

**RUSH  
WITT &  
WILSON**



**60 Gwyneth Grove, Bexhill-On-Sea, East Sussex TN40 2RQ  
Offers In Excess Of £365,000 Freehold**

## About this property

An opportunity to acquire this spacious detached family home comprising entrance hallway, living/dining room, fitted kitchen, utility area, downstairs wc, four bedrooms, shower room and a separate wc to the first floor. Other internal benefits include gas central heating to radiators.

Externally, the property boasts off road parking, a garage, and gardens to front & rear, with the rear garden being mainly laid to lawn and enclosed to all sides, offering privacy and seclusion.

The property is situated in this popular residential location of Bexhill, and conveniently situated within easy access to local amenities, main route bus stops, countryside, woodlands, Coombe Valley Nature Reserve, Bexhill Retail Centre and educational facilities. Viewings are highly recommended by RWW Bexhill Sole agents.









**Floor 0**



**Floor 1**



**Approximate total area<sup>(1)</sup>**

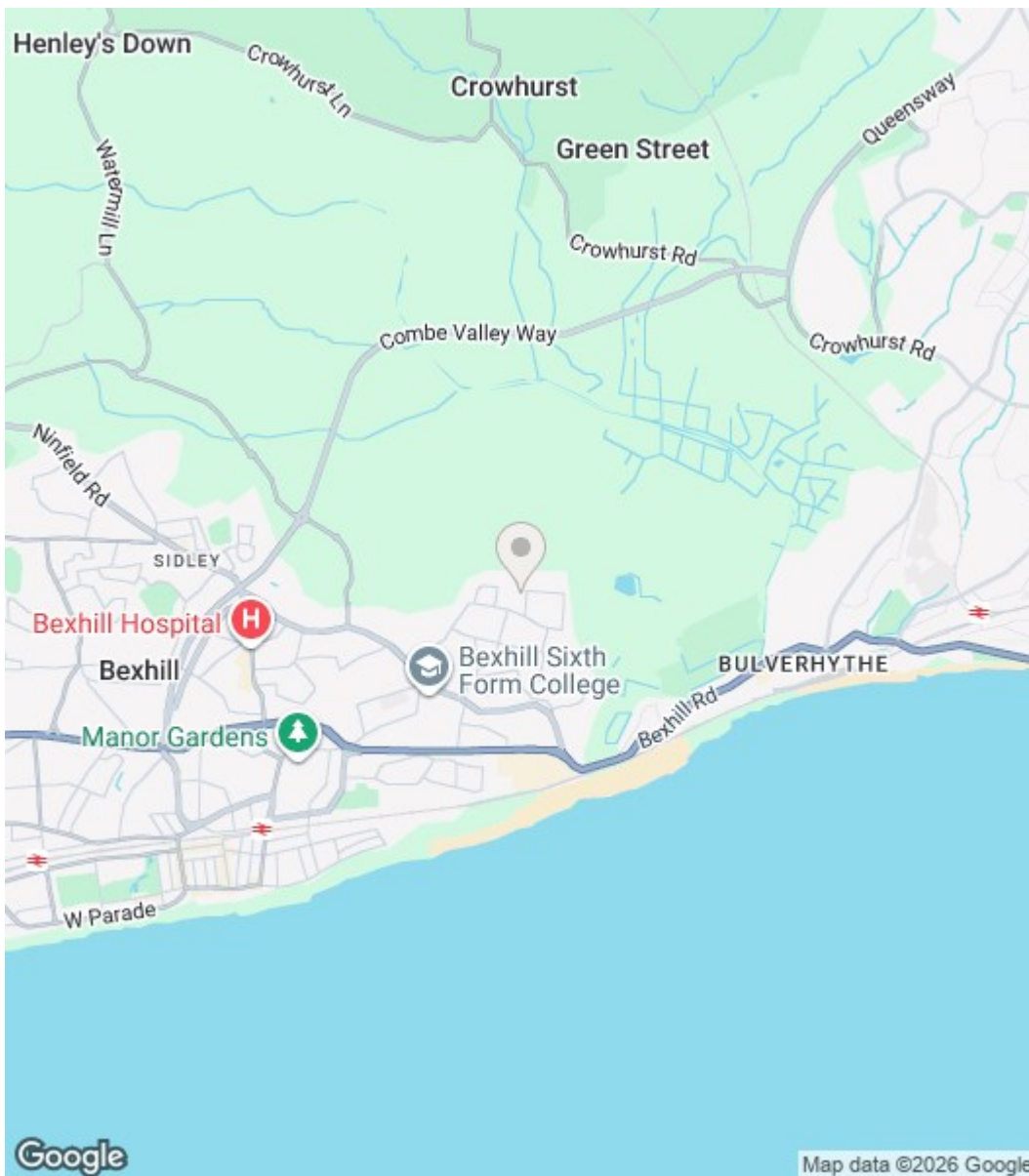
103.8 m<sup>2</sup>

1117 ft<sup>2</sup>

(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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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