

**RUSH
WITT &
WILSON**



**15 Sedgewick Road, Bexhill-On-Sea, East Sussex TN40 2DA
£389,000**

A very spacious & bright three bedroom detached house, living room with separate dining room, modern kitchen, downstairs cloakroom, en-suite shower room to primary bedroom and additional main bathroom, gas central heating system, double glazed windows and doors, private front and westerly facing rear garden, no onward chain. Viewing comes highly recommended by RWW sole agents.



Entrance Hall**Downstairs Cloakroom****Living Room**

16'10" x 15'5" (5.15m x 4.71m)

Dining Room

18'8" x 10'11" (5.71m x 3.34m)

Kitchen

10'11" x 9'8" (3.34m x 2.96m)

First Floor Landing**Bedroom One**

12'5" x 11'1" (3.79m x 3.39m)

En-Suite Shower Room**Bedroom Two**

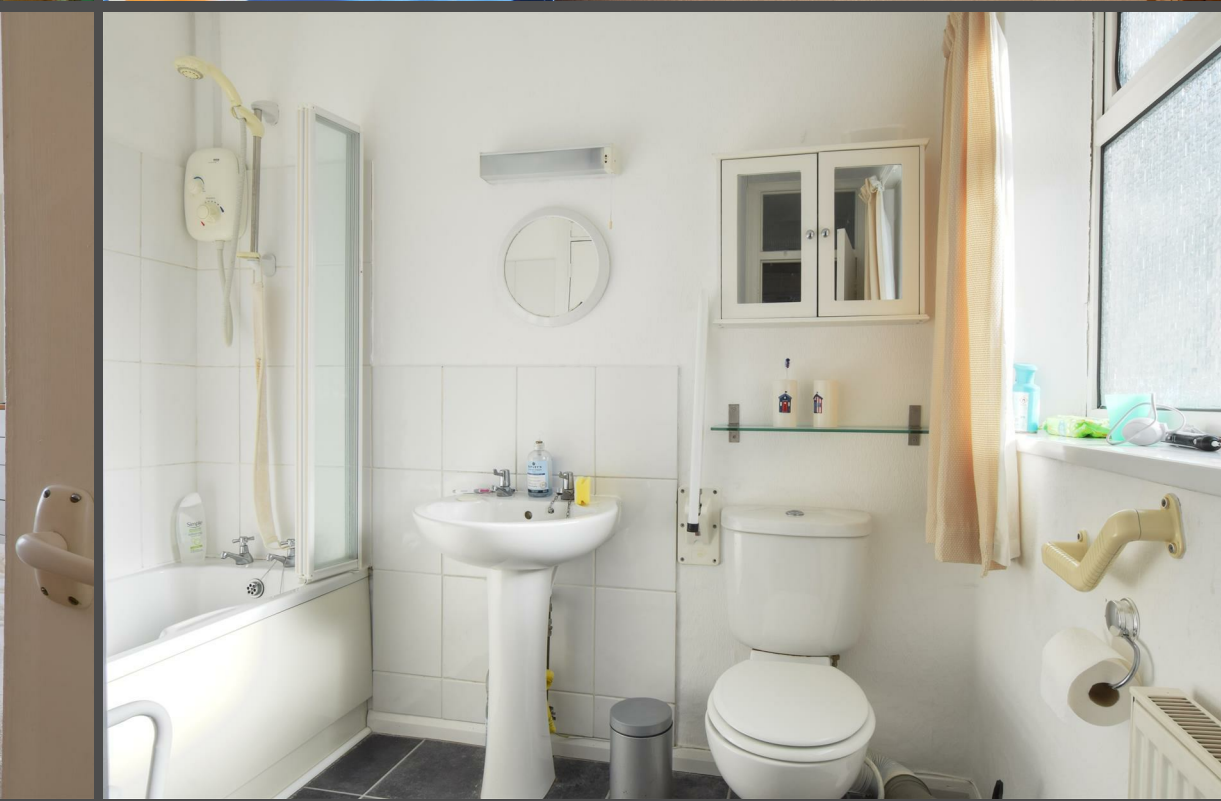
12'2" x 10'9" (3.73m x 3.30m)

Bedroom Three

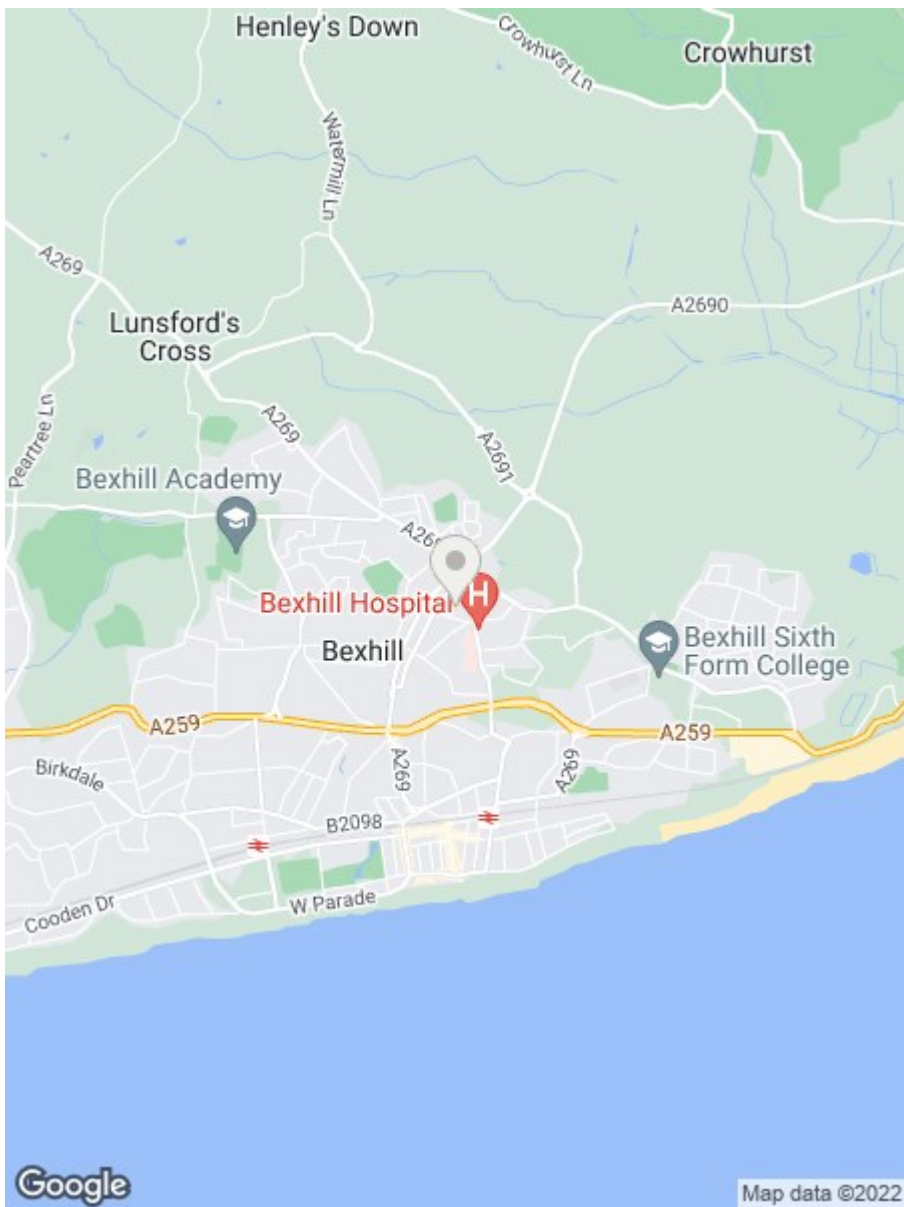
8'2" x 8'0" (2.49m x 2.46m)

Bathroom**Outside****Front Garden****Rear Garden****Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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Lettings & Property Management**



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