

RUSH
WITT &
WILSON



22 Buxton Drive, Bexhill on Sea, East Sussex TN39 4BD
Offers In Excess Of £250,000 Freehold

****CHAIN FREE**** Two bedroom semi detached house situated in this convenient residential location of Bexhill and within close proximity to the village with its wide range of amenities, offering bright and spacious accommodation throughout. The property comprises living room, kitchen, downstairs shower room, downstairs cloakroom, two double bedrooms and large wet room suite. Other internal benefits include gas central heating to radiators, double glazed windows and doors throughout. Externally the property boasts stunning private front and rear gardens. Viewings come highly recommended by Rush Witt & Wilson Bexhill.



Entrance Hallway

Stairs rising to first floor, radiators, entrance door, doors off to the following:

Living Room

14'0 x 11'9 (4.27m x 3.58m)

Double glazed window to the front elevation, radiator, large under stairs storage cupboard, door through to:

Kitchen

14'5 x 8'8 (4.39m x 2.64m)

Fitted kitchen with a range of wall and base level units with straight edge worktop surfaces, sink with side drainer and mixer tap, space for freestanding cooker, space and plumbing for washing machine, space for undercounter fridge and freezer, additional space for freestanding fridge/freezer if required, double glazed window to the rear elevation.

Shower Room

Suite comprising wash hand basin, radiator, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome shower head, obscure double glazed window to the rear elevation.

Side Lobby

Storage cupboard with slatted shelving, obscure glass panelled door giving access to the side elevation.

Cloakroom

Suite comprising low level wc, window to the side elevation.

First Floor

Landing

Double glazed window to the side elevation, access to loft space, doors off to the following:

Bedroom One

12'5 x 9'10 (3.78m x 3.00m)

Double glazed window to the front elevation, range of fitted bedroom furniture comprising chest of drawers, over bed storage space and large wardrobe cupboards, radiator.

Bedroom Two

10'10 x 9'6 (3.30m x 2.90m)

Double glazed window to the rear elevation, radiator.

Wet Room Suite

Suite comprising low level wc, wash hand basin, radiator, chrome wall mounted shower controls, chrome shower attachment chrome shower head, radiator, obscure double glazed window to the rear elevation.

Outside

Front Garden

Beautifully maintained and well established front gardens, gated path leading to the entrance.

Rear Garden

Beautifully established and well maintained with various plants, shrubs and trees to enjoy, patio area suitable for alfresco dining and entertaining, wildlife pond, enclosed to all sides with fencing and shrubbery offering privacy and seclusion, side access is available.

Agents Note

Council Tax Band - B

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).

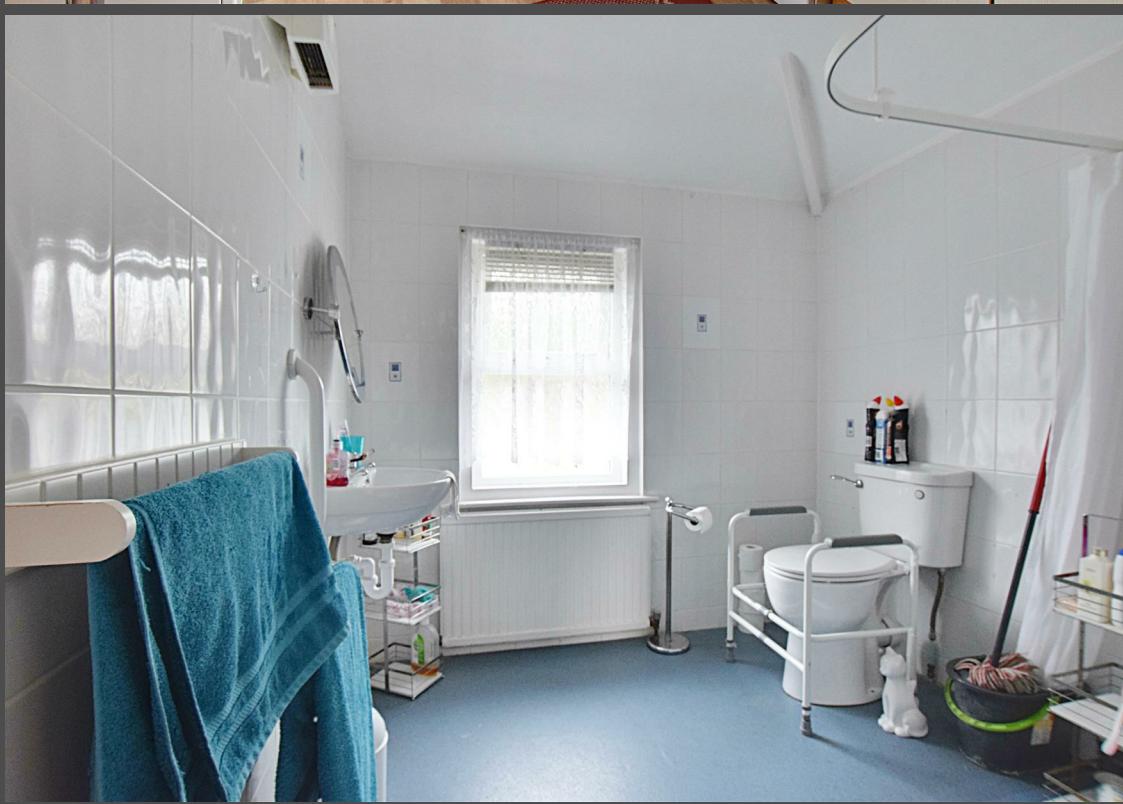
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4. **VAT:** The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



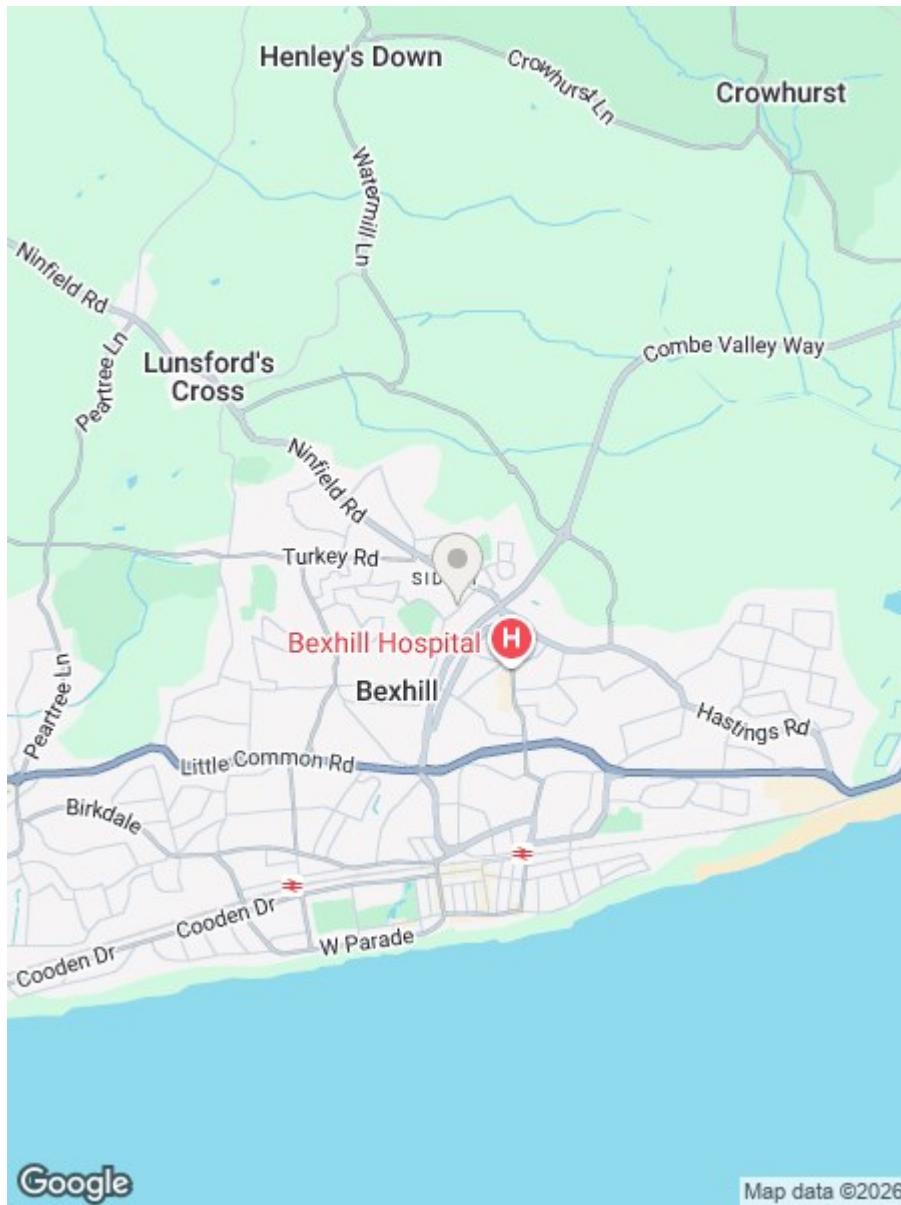
1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 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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Residential Estate Agents
Lettings & Property Management



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(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	

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