

**RUSH  
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**1 Hanover Close, Bexhill-On-Sea, East Sussex TN40 2AU  
£395,000 Freehold**

## About this property

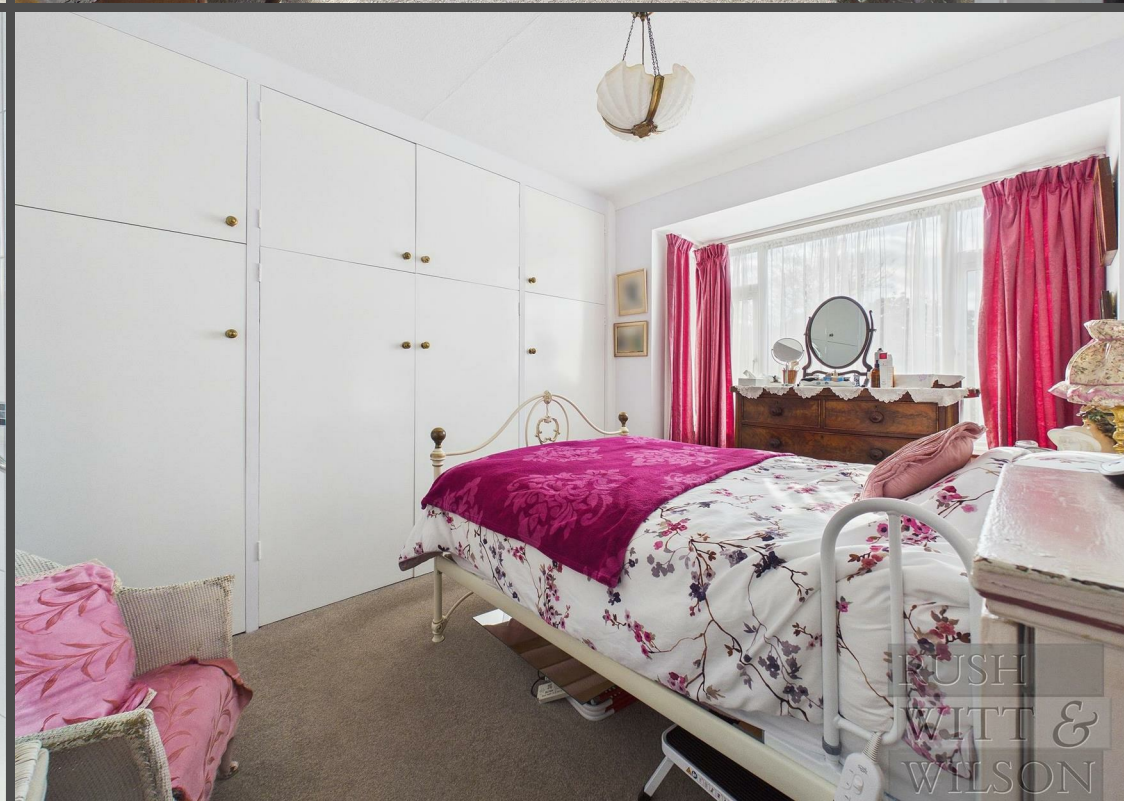
**\*NO CHAIN\*** A beautifully presented detached house, situated in this sought after residential location of Bexhill, comprising entrance porch, entrance hallway, living room, modern fitted kitchen, large conservatory, downstairs bedroom, downstairs shower room suite, and two additional bedrooms to the first floor. Other internal benefits include gas central heating to radiators, and double glazed windows and doors throughout.

Externally, the property boasts corner plot gardens, wrapping around from the front to the rear, enclosed to all sides with fencing, with various plants, shrubs and trees, and patio areas suitable for 'Alfresco' dining.

The property is situated within close proximity to Bexhill town centre, Bexhill train station & Bexhill seafront.

Viewing comes highly recommended by Rush, Witt & Wilson Sole agents.







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Floor 0



Floor 1



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

91 m<sup>2</sup>  
980 ft<sup>2</sup>

**Reduced headroom**

0.4 m<sup>2</sup>  
5 ft<sup>2</sup>

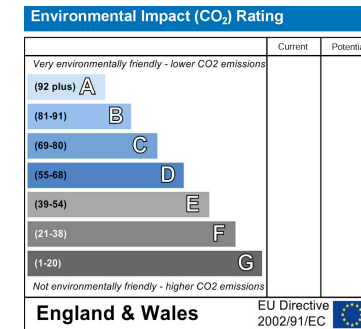
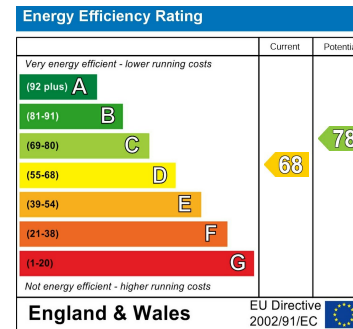
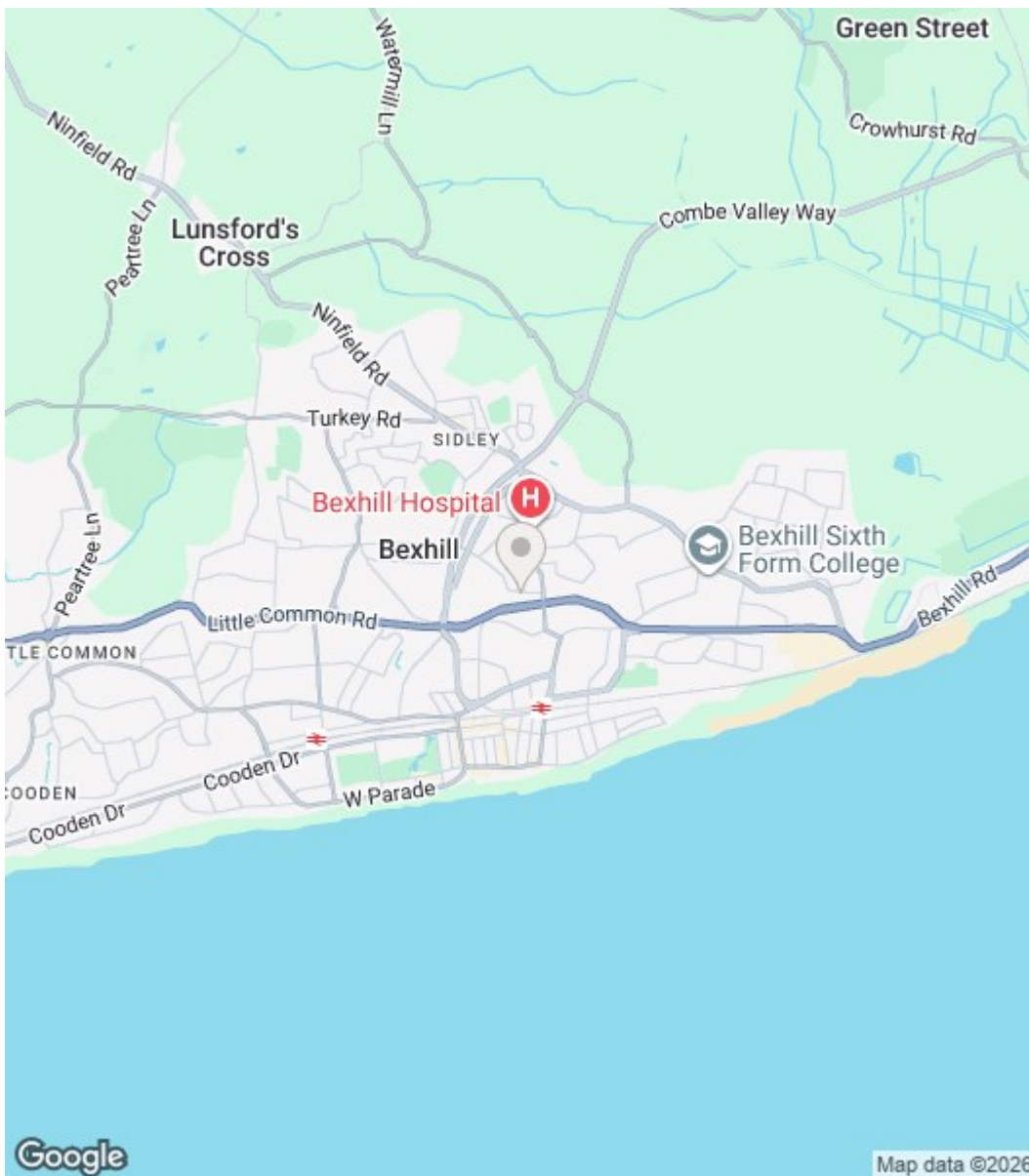
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



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.

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