

**RUSH
WITT &
WILSON**



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WITT &

27 Landsdowne Way, Bexhill-On-Sea, East Sussex TN40 2UJ
£525,000 Freehold

About this property

A stunning detached family home, presented to an extremely high standard by the current vendors, comprising, entrance hallway, living room with doors leading to rear garden, dining room, downstairs study, downstairs cloakroom, modern kitchen/breakfast room, utility room, four bedrooms to the first floor, with the main benefiting from en-suite and separate family bathroom suite. Other internal benefits include gas central heating system via a combination boiler and double glazed windows and doors.

Externally, the property boasts a driveway providing off road parking for multiple vehicles, double garage with two individual electric roller doors, power and light, front garden and a private rear garden, which is enclosed to all sides with fencing, patio area suitable for 'alfresco dining', area of artificial lawn, and a private garden, laid with bark and sheltered with trees.

The property is situated in this highly sought after residential location of Bexhill, within close proximity to nearby education facilities, Ravenside retail centre with its wide range of amenities, and approx. 0.90 miles from Bexhill town centre, Bexhill train station and Bexhill seafront.

Viewing comes highly recommended by Rush, Witt & Wilson Bexhill.

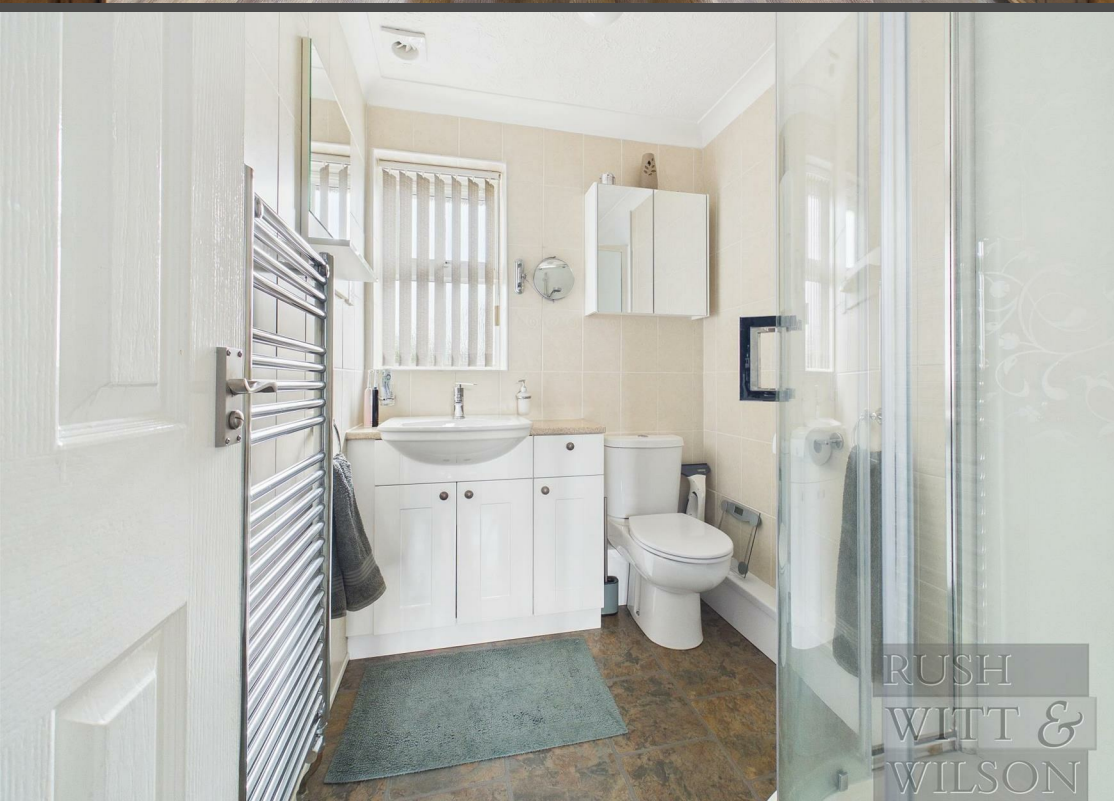




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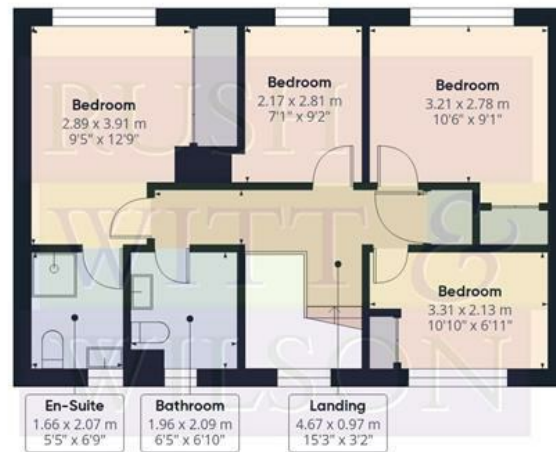


Floor 0

Approximate total area⁽¹⁾

137.7 m²

1484 ft²



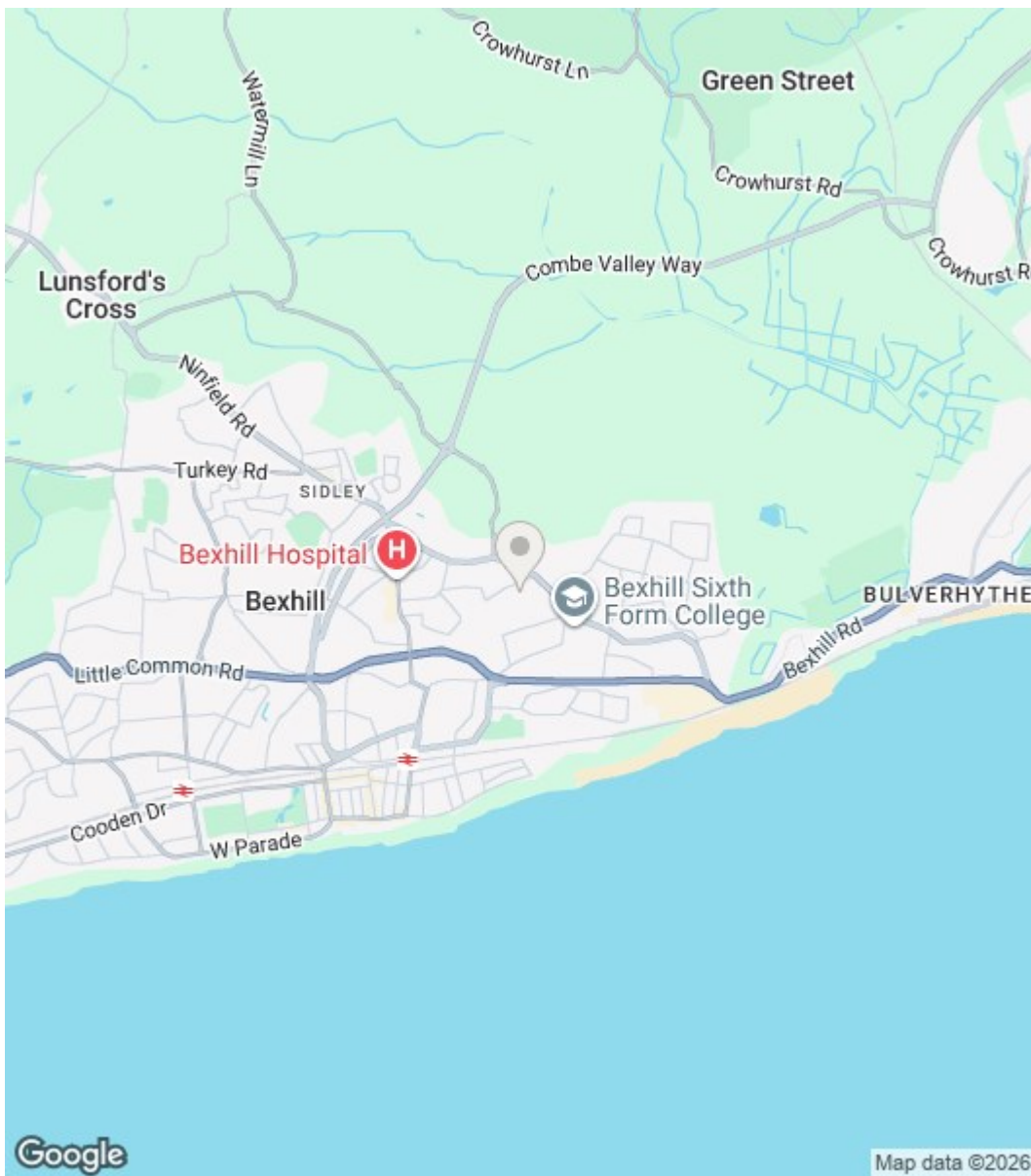
Floor 1

(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			84
(81-91) B			
(69-80) C		71	
(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 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 - E

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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