

**RUSH  
WITT &  
WILSON**



**4 Grand Avenue, Bexhill-On-Sea, TN40 2PH**  
**Guide Price £400,000 Freehold**



## About this property

A four bedroom detached chalet style bungalow, offering bright and spacious accommodation throughout, comprising, entrance hallway with stunning parquet flooring, bay fronted living room with double doors leading to a separate dining room, with doors leading to the rear garden, an additional bay fronted reception room/ bedroom, double bedroom overlooking the rear garden, study room, large kitchen/breakfast room with sliding doors onto the rear patio, utility room and downstairs bathroom suite. The first floor comes the master bedroom and second bathroom. The property comes with the potential use of an annexe, which would comprise a separate entrance, kitchen, bedroom and bathroom suite.

Externally, the property boasts off road parking for multiple vehicles, double garage with electrically operated doors and private front and rear gardens, with the rear garden coming enclosed to all sides, mainly laid to lawn, with patio areas suitable for 'Alfresco dining' , wildlife pond, garden sheds and side access available.

The property comes situated in this sought after and highly convenient location, within close proximity to 'Ravenside' retail centre, which offers a wide range of amenities, approx. 1.4 miles from Bexhill Train Station, Bexhill Town Centre & Bexhill Seafront, being highly accessible with various public transport available.

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

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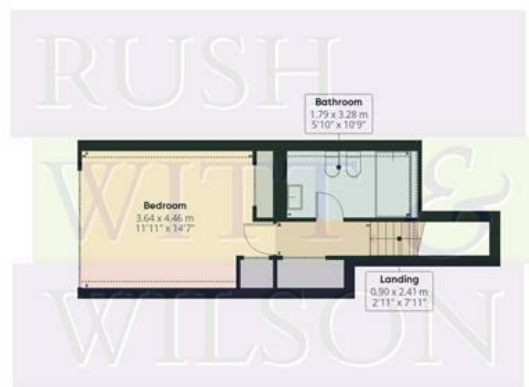








**Floor 0**



**Floor 1**



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

165.6 m<sup>2</sup>

1781 ft<sup>2</sup>

**Reduced headroom**

1.9 m<sup>2</sup>

20 ft<sup>2</sup>

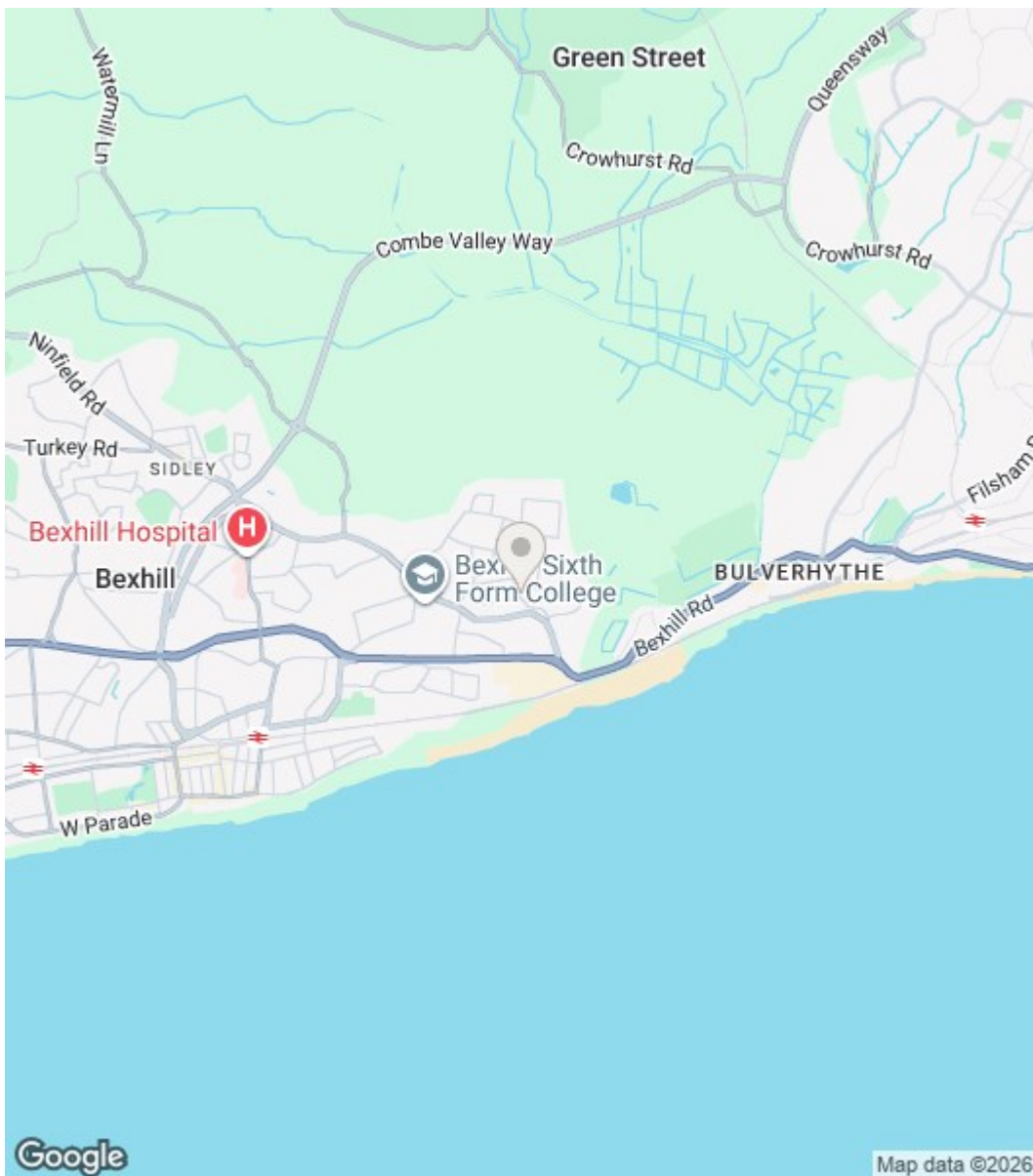
(1) Excluding balconies and terraces

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**



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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>

**RUSH  
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