

**RUSH
WITT &
WILSON**



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WITT &

**20 Windmill Drive, Bexhill-On-Sea, East Sussex TN39 4DG
Offers In Excess Of £405,000 Freehold**

About this property

A charming detached bungalow, which comes beautifully presented by the current vendors, comprising entrance porch, entrance hallway, large living room, fitted kitchen leading to lean to / utility, conservatory, two double bedrooms and modern shower room suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout.

Externally, the property boasts off road parking, private front and rear gardens, with the rear garden coming beautifully maintained, mainly laid to lawn with seating areas suitable for Alfresco dining, enclosed to all sides with side access available.

The property comes situated in this popular residential location, with close proximity to the local post office, providing extra convenience.

Viewings come highly recommended by Rush, Witt & Wilson Sole agents.





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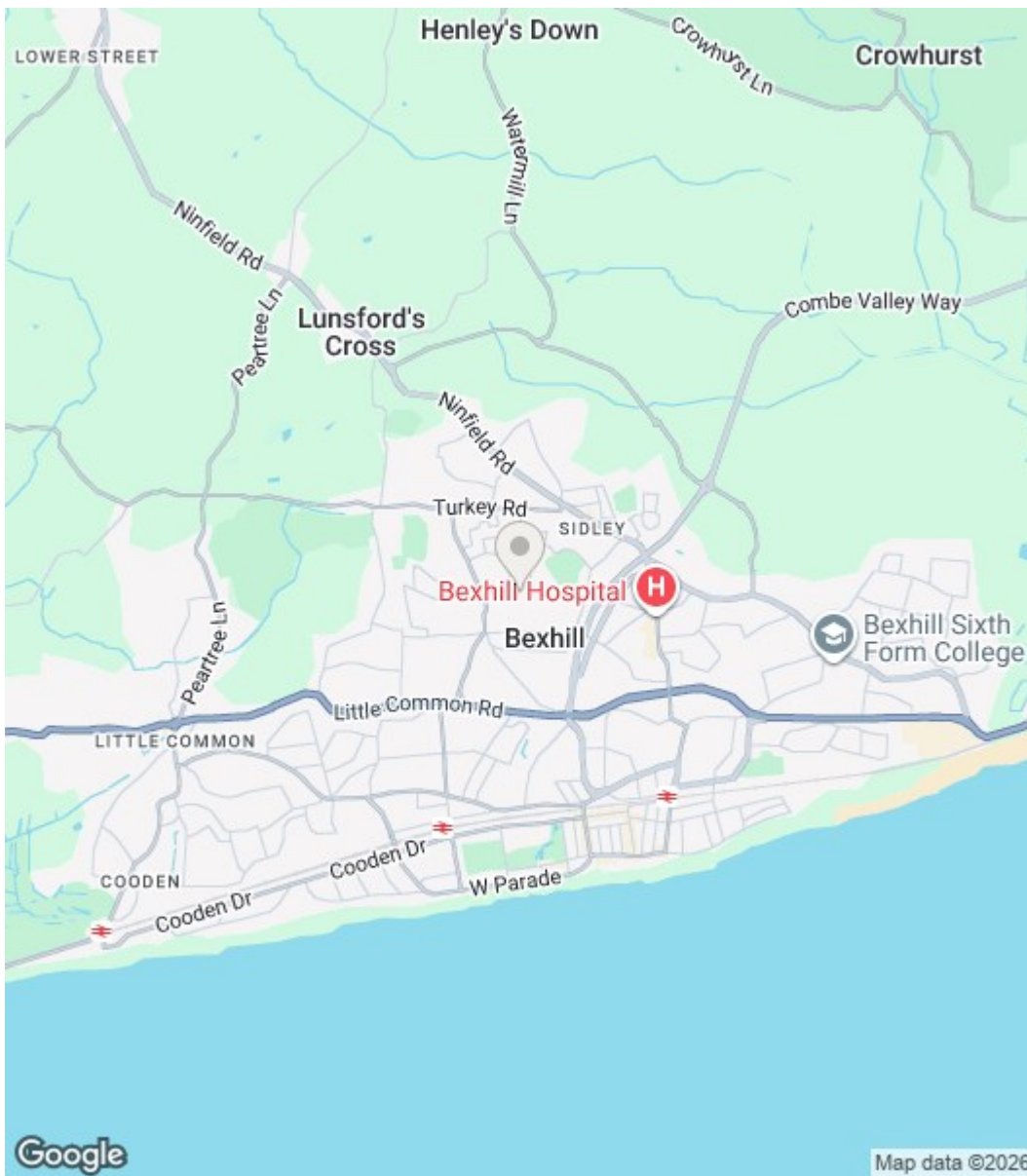


GROUND FLOOR
1194 sq.ft. (111.0 sq.m.) approx.



TOTAL FLOOR AREA : 1194 sq.ft. (111.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 - 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:

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