

**RUSH  
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WILSON**



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WITT &

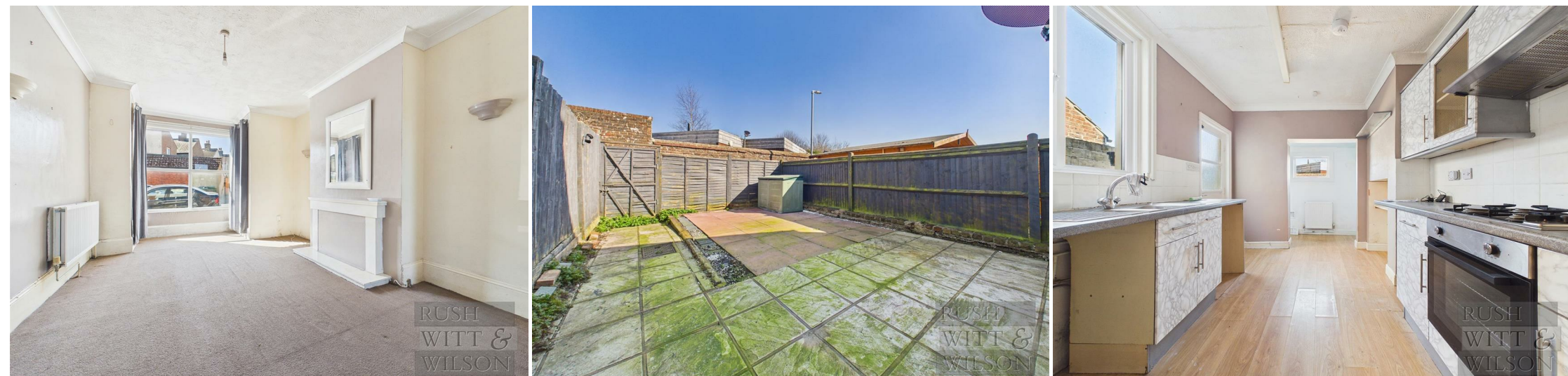
**14 North Road, Bexhill-On-Sea, East Sussex TN39 5BL  
Offers In Excess Of £210,000 Freehold**

## About this property

A spacious two bedroom terraced house, comprising large living / dining room, large entrance hallway, fitted kitchen, two double bedrooms, family bathroom and separate w.c. Other internal benefits include gas central heating system and double glazed windows and doors throughout. Externally, the property boasts a well maintained, low maintenance, enclosed rear garden.

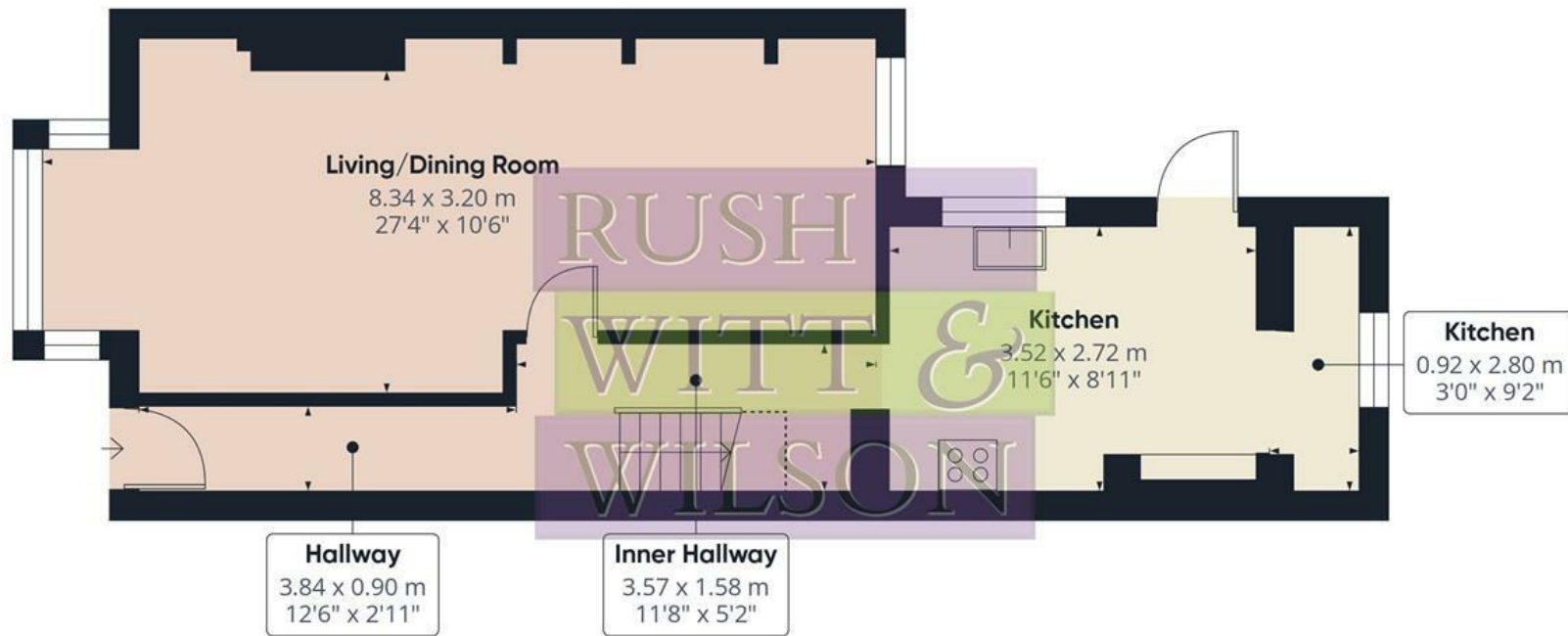
The property comes located in this highly convenient location, within very short walking distance to local amenities, and easily accessible to local public transport services. The property is also within approx. 0.7 miles from Bexhill Town Centre, Bexhill Train Station & Bexhill Seafront.

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









Floor 0



Floor 1



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

86.7 m<sup>2</sup>

934 ft<sup>2</sup>

**Reduced headroom**

1.3 m<sup>2</sup>

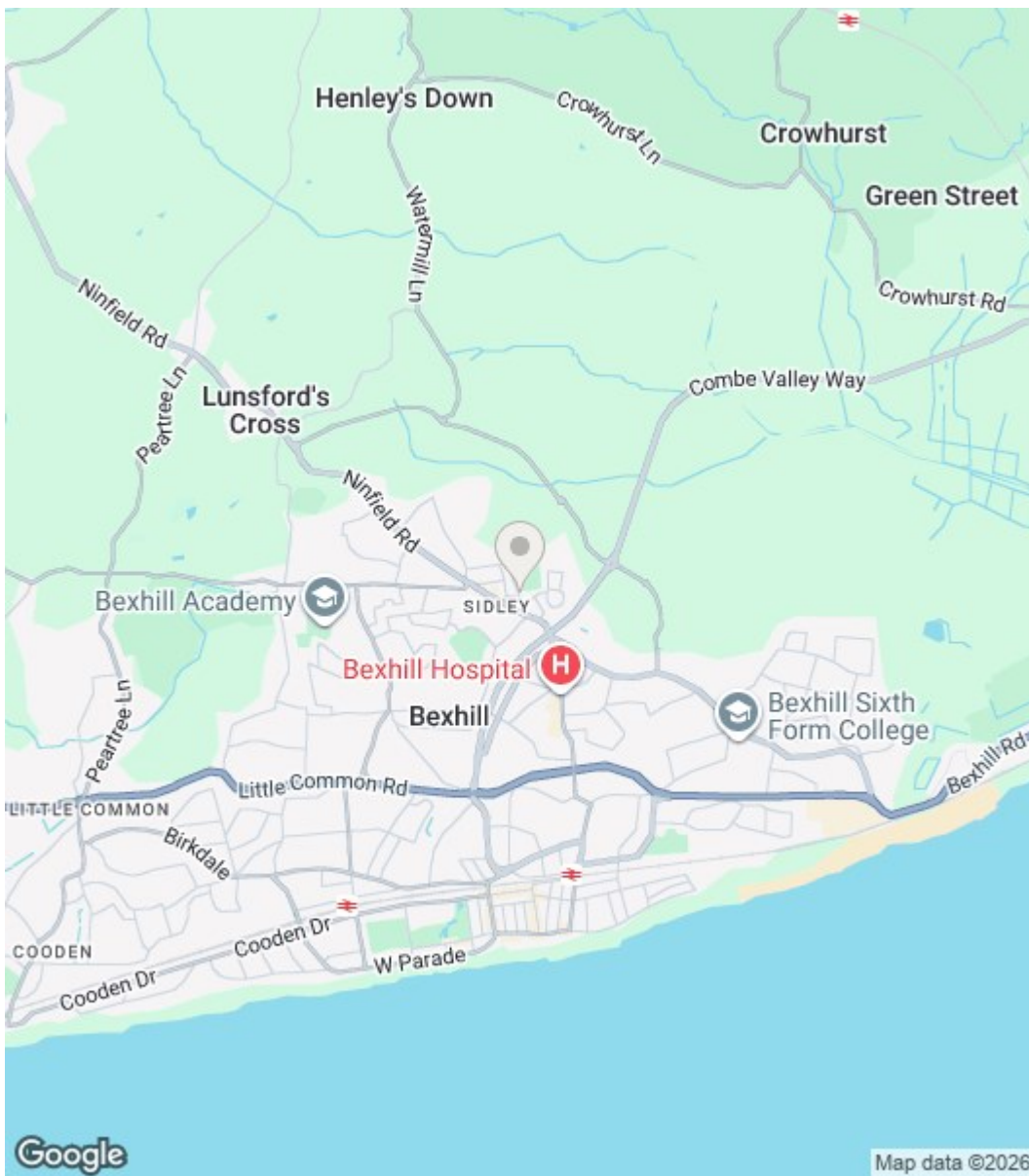
14 ft<sup>2</sup>

(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.



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		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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:

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Residential Estate Agents  
Lettings & Property Management



3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
[bexhill@rushwittwilson.co.uk](mailto:bexhill@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)