

**RUSH
WITT &
WILSON**



107 Buxton Drive, Bexhill-On-Sea, East Sussex TN39 4AS
Offers In Excess Of £317,500 Freehold

About this property

A beautifully presented semi detached house comprising entrance porch, entrance hallway, living room, dining room, modern fitted kitchen, three 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 to the front, and a beautifully maintained and landscaped rear garden, which comes enclosed to all side with fencing, with side access also available.

The property is situated in a sought after residential location of Bexhill, within walking distance to nearby amenities and public transport.

Viewing are highly recommended by RWW Bexhill.





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Floor 0



Floor 1

Approximate total area⁽¹⁾

78.3 m²

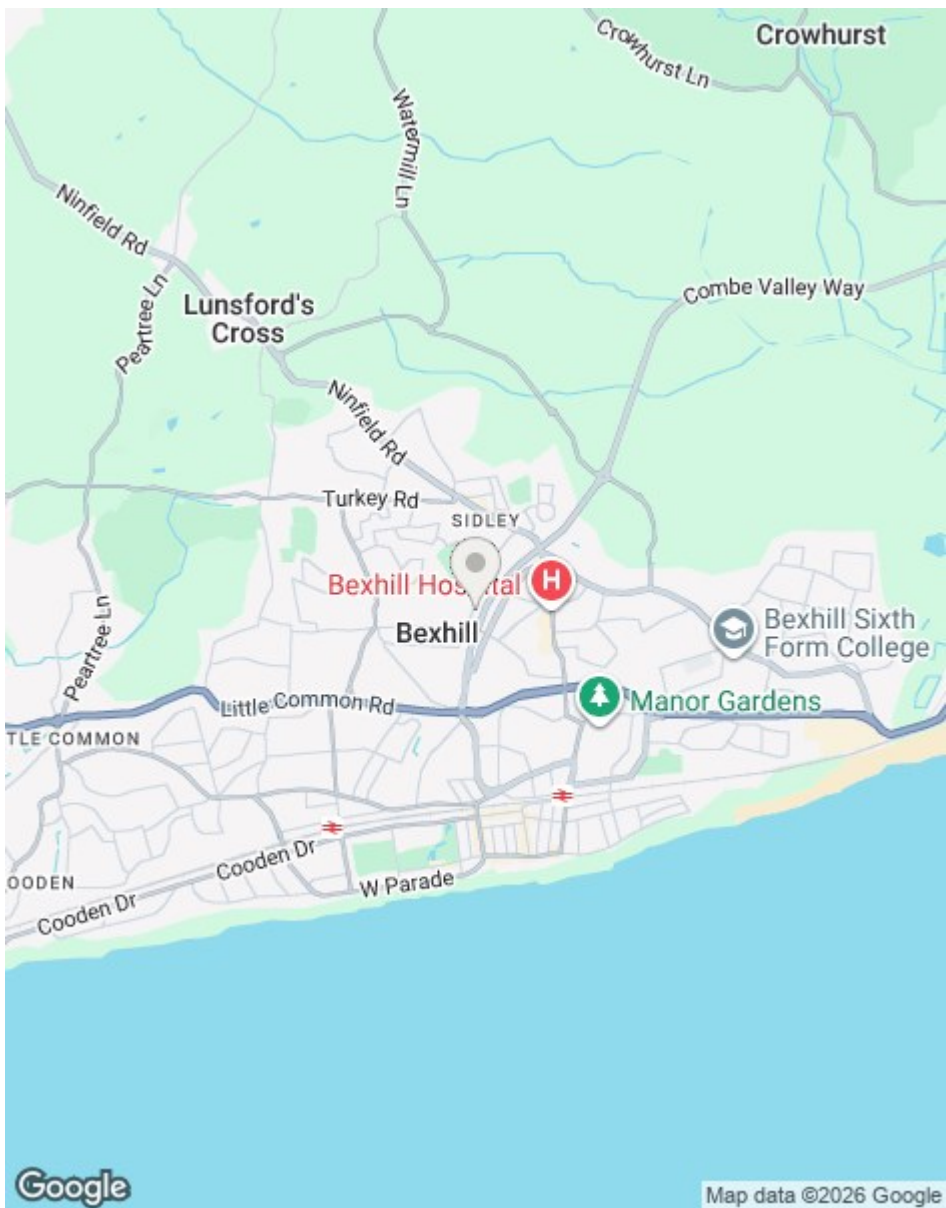
843 ft²

(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		
(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 - 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.

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