

**RUSH
WITT &
WILSON**



**4 The Spinney, Bexhill-On-Sea, East Sussex TN39 3SW
Offers In Excess Of £484,000 Freehold**

About this property

A beautifully presented detached family house comprising entrance porch, entrance hallway, living room, sun room, dining room/bedroom five, modern fitted kitchen, downstairs wc, four double bedrooms, modern family bathroom suite, double glazed windows and doors and gas central heating system throughout.

Externally, the property boasts off road parking for multiple vehicles, a garage and a well maintained rear garden, with patio area suitable for 'Alfresco dining', with the rest laid with lawn, enclosed to all sides with fencing and gates to the front of the property.

The property is situated in this sought after location of Cooden, Bexhill, within easy reach of Little Common village, Cooden Beach Hotel, Cooden beach, Cooden Beach Golf Club & Cooden Beach train station.

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

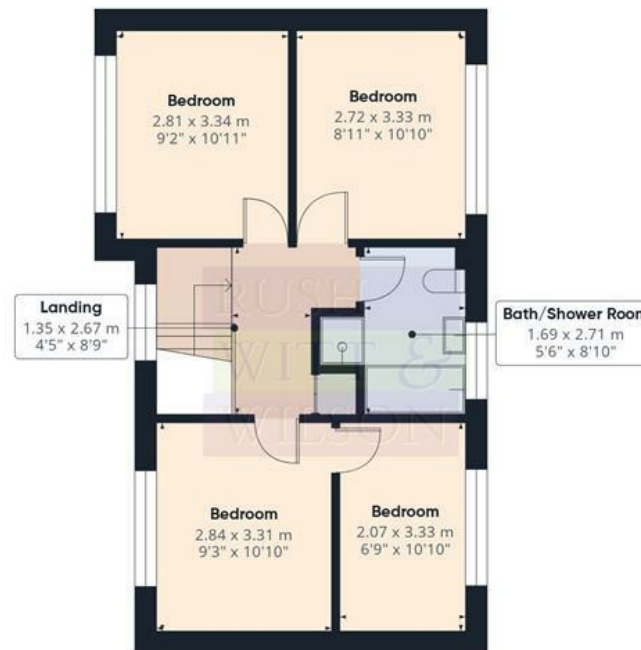








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

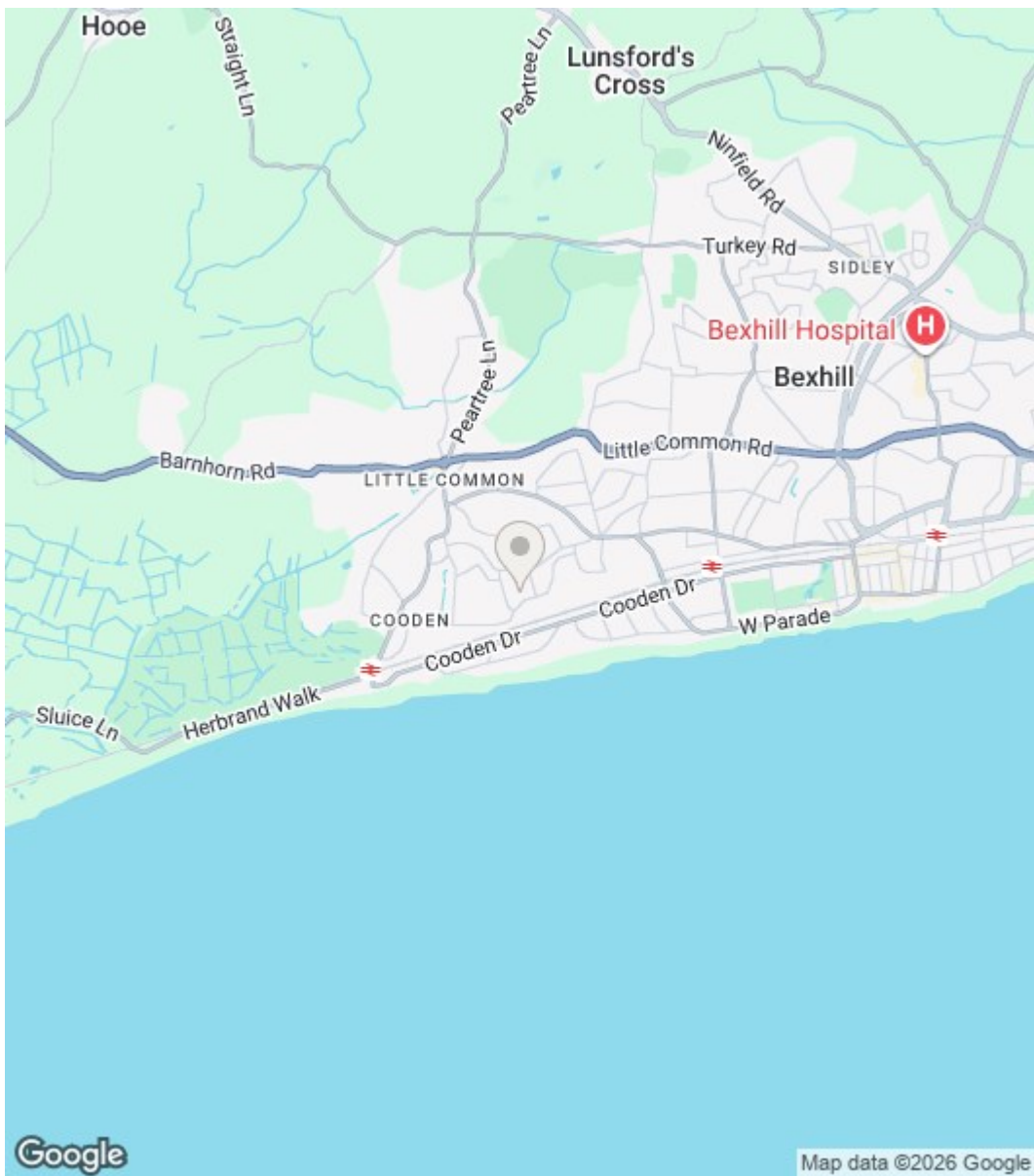
120.5 m²

1296 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 - 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:

1. 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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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.
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