

**RUSH  
WITT &  
WILSON**



**57 The Briary, Bexhill-On-Sea, East Sussex TN40 2ET  
£195,000**

**This charming one-bedroom attached house is nestled in the highly desirable area of Chantry Bexhill, boasting picturesque views of tree-lined surroundings. Featuring double-glazed windows and doors, a contemporary kitchen and bathroom, and a modern gas central heating system with a domestic hot water and heating boiler, this property offers comfort and convenience. Its inviting layout includes an entrance porch and an open-plan living/dining/kitchen area. With VACANT POSSESSION available, the property also offers private south and southwesterly gardens, perfect for enjoying the outdoors and allocated parking space. Viewing is highly recommended by RWW sole agents. Council Tax Band B applies**



**Entrance Porch**

With entrance door, modern wall mounted Worcester domestic hot water and central heating boiler.

**Lounge/Dining/Kitchen**

15'8" x 14'9" (4.79 x 4.52)

Windows to the southerly elevation, French doors lead out onto the beautiful mature rear garden, large under stairs storage cupboard with plumbing for washing machine and space for white goods, double radiator, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, space for cooker, tiled splashbacks, laminate wood effect flooring.

**First Floor Landing**

Over stairs storage cupboard.

**Bedroom**

14'2" x 9'6" (4.34 x 2.91)

Windows overlook both the south and south westerly elevations with pleasant views, double radiator.

**Bathroom**

Full modern bathroom suite comprising walk in shower cubicle with electric shower unit, controls and showerhead, chrome heated towel rail, pedestal mounted wash hand basin, wc with low level flush, jacuzzi bath with hand/shower attachment, tiled floor and walls, obscured glass window to the side elevation.

**Outside****Rear Garden**

Beautifully arranged south, south westerly facing garden, with mature shrubbery, plants and trees of various kinds, all enclosed with fencing to all sides, offering privacy and seclusion, patio area for alfresco dining.

**Allocated Parking Space**

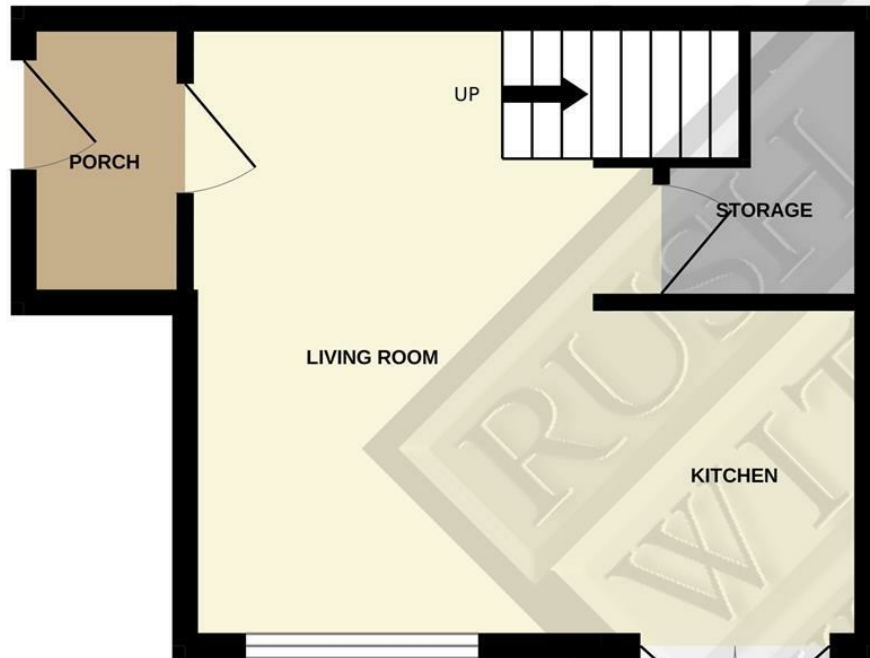
Situated to the front of the property.

**Agents Note**

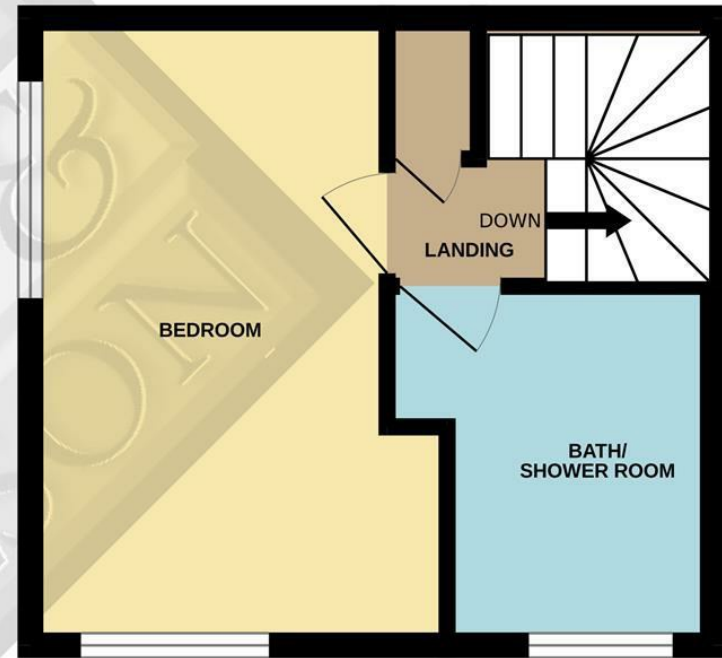
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR  
248 sq.ft. (23.0 sq.m.) approx.

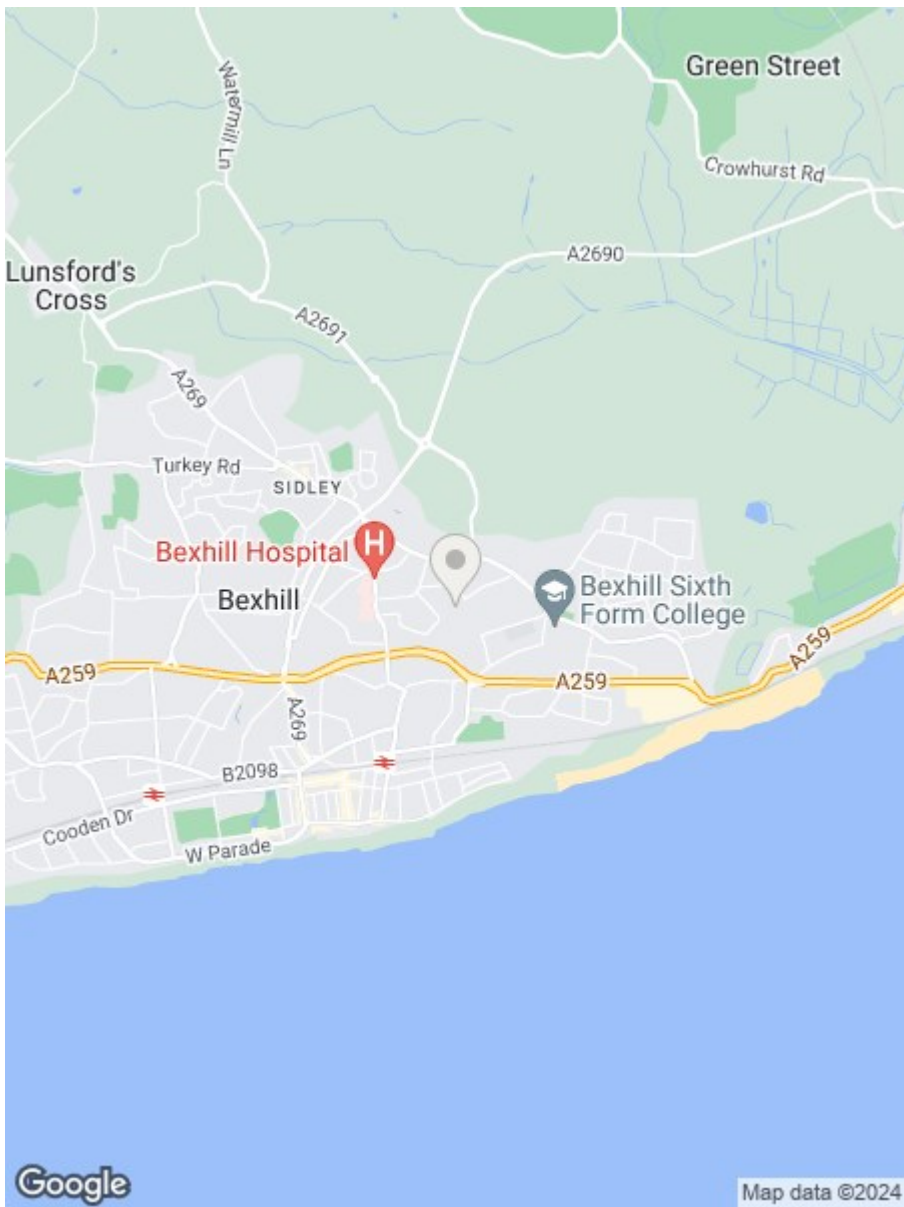


1ST FLOOR  
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA : 471 sq.ft. (43.8 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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