

**RUSH
WITT &
WILSON**



1 Tiverton Drive, Bexhill-On-Sea, East Sussex TN40 2JH
Offers In Excess Of £450,000 Freehold

About this property

Rush Witt & Wilson are delighted to present this substantial and immaculately presented four-bedroom detached family home, offering bright, spacious and highly versatile accommodation in a peaceful cul-de-sac location. Beautifully maintained by the current owners, the property enjoys an abundance of natural light throughout and is ideally positioned within easy walking distance of local schools, shopping facilities, Bexhill college and excellent transport links. Bexhill's historic Old town, town centre, seafront and mainline railway station with direct services to London and Brighton are all just a short drive away. Offering flexible accommodation across two floors, the property is currently arranged as a three-bedroom home with two reception rooms, although the additional reception room could easily be utilised as a fourth bedroom, home office or formal dining room to suit a variety of lifestyles. The welcoming entrance hall leads to a spacious living/dining room with patio doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining. The contemporary fitted kitchen is well-equipped with a range of integrated appliances and white goods. The ground floor also provides two generous bedrooms, both benefiting from built-in storage, together with a stylish shower room/WC. The first floor features two further double bedrooms, both enjoying impressive far-reaching sea views. The principal bedroom benefits from its own en-suite shower room, while a spacious family bathroom completes the first-floor accommodation. Externally, the property offers ample off-road parking for several vehicles and a garage with convenient rear access. The attractive rear garden enjoys a sunny aspect and features a generous paved terrace, ideal for outdoor dining and entertaining, together with a lawned side garden enhanced by mature planting and established shrubs, creating a family-friendly outdoor space. Please contact Rush Witt & Wilson.









Floor 0



Floor 1

Approximate total area⁽¹⁾

152.3 m²

1644 ft²

(1) Excluding balconies and terraces

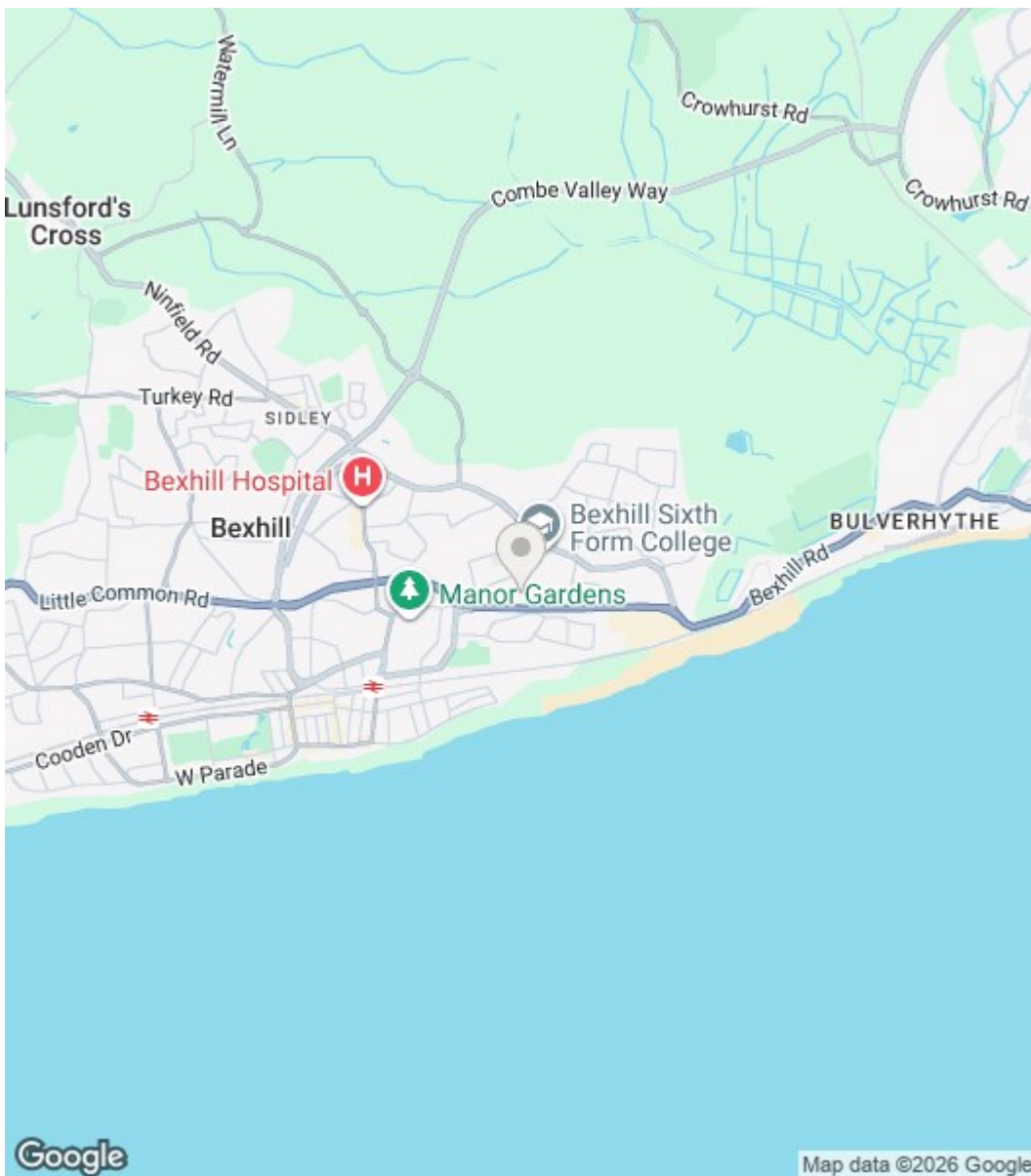
Reduced headroom

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.

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 - 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:

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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