

**RUSH
WITT &
WILSON**



**4b Buxton Drive, Bexhill-On-Sea, East Sussex TN39 4BD
£235,000**

A spacious two bedroom semi detached house with two reception rooms, gas central heating system, downstairs cloakroom, double glazed windows and doors, first floor bathroom, private front & rear gardens, off road parking via double gates in brick paved hardstanding, no onward chain. Viewing comes highly recommended by RWW sole agents.



Entrance Hall**Cloakroom****Living Room**

15'10 x 10'4 (4.83m x 3.15m)

Dining Room

11'3 x 10'4 (3.43m x 3.15m)

Kitchen/ Breakfast Room

17'4 x 8'3 (5.28m x 2.51m)

First Floor Landing**Bedroom One**

15'10 x 8'9 (4.83m x 2.67m)

Bedroom Two

8'11 x 8'7 (2.72m x 2.62m)

Bathroom**Outside****Front Garden****Rear Garden****Off Road Parking****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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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Lettings & Property Management**



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