

**RUSH
WITT &
WILSON**



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WITT &**

10 Glebe Close, Bexhill-On-Sea, TN39 3UY
£350,000 Freehold

About this property

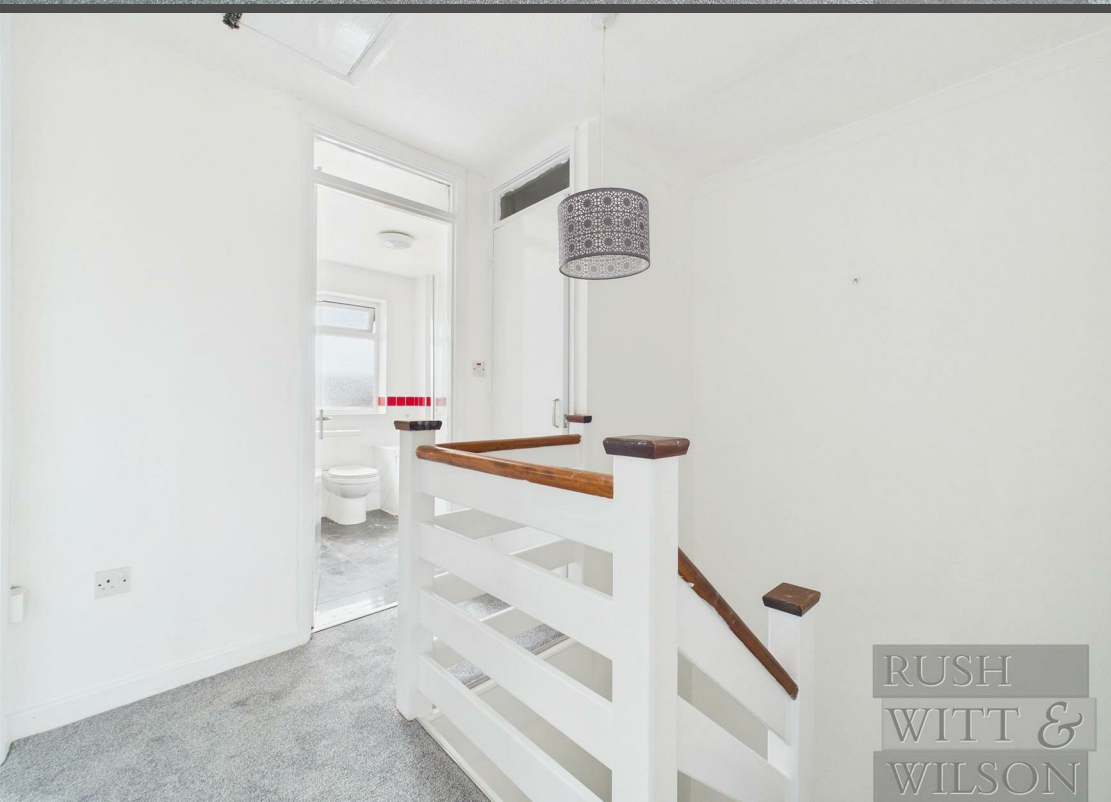
A three bedroom semi detached house comprising living room, fitted kitchen, dining room, downstairs wc, three double bedrooms and bathroom suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout.

Externally, the property boasts off road parking for multiple vehicles and a large, private corner plot garden, which is extensive in size and is mainly laid to lawn, enclosed to all sides providing privacy and seclusion.

The property is situated in the heart of Cooden, within close proximity to local amenities, Cooden train station, Cooden Beach Hotel, Cooden golf club, Cooden tennis club and Cooden Beach.

Viewings are highly recommended by Rush, Witt & Wilson sole agents.

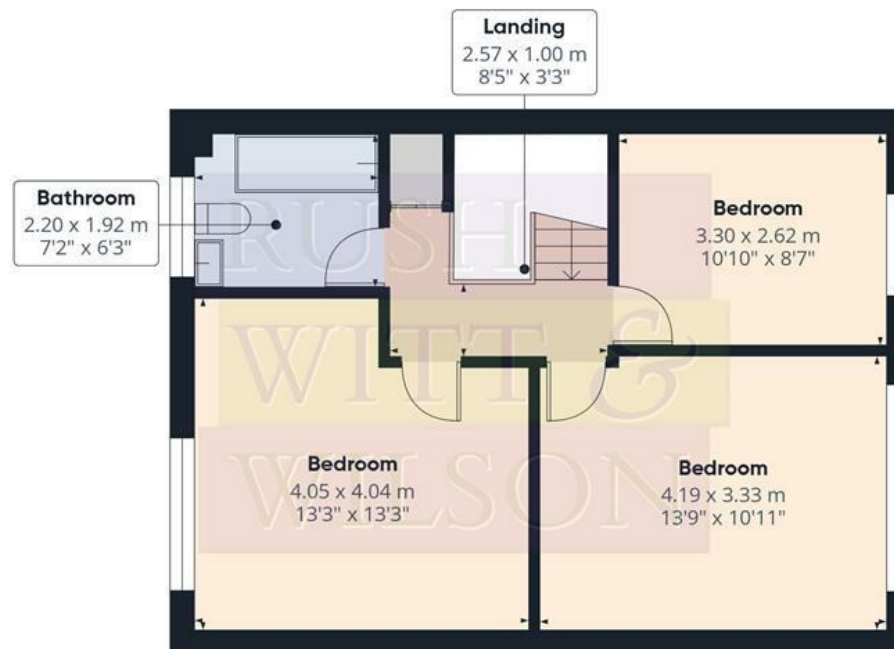








Floor 0



Floor 1

Approximate total area⁽¹⁾

95 m²

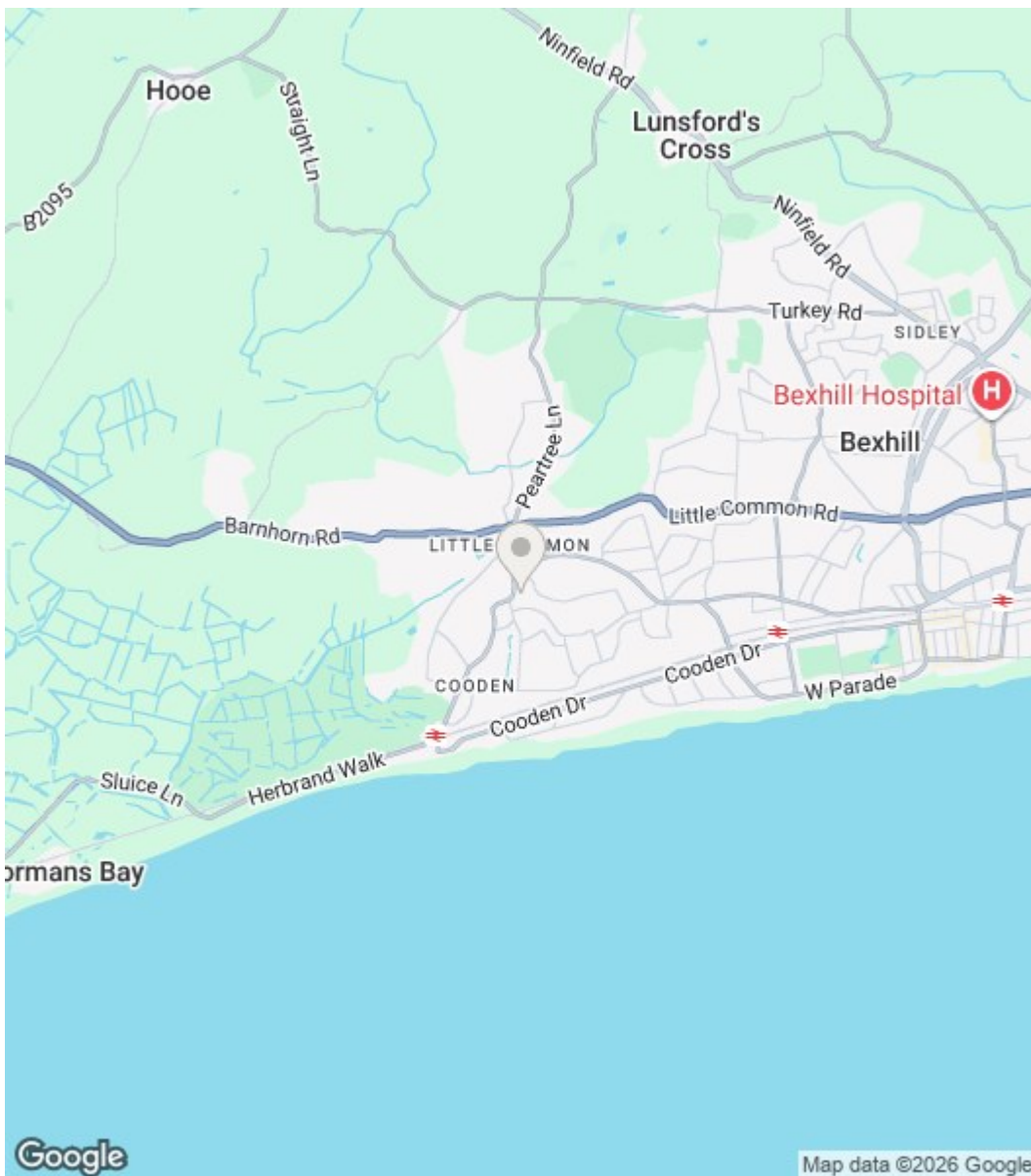
1022 ft²

(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		85
(81-91) B		
(69-80) C	73	
(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:

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