

RUSH  
WITT &  
WILSON



**April Cottage, 29 Plemont Gardens, Bexhill-On-Sea, East Sussex TN39 4HH**  
**Guide Price £385,000 Freehold**

A charming three bedroom detached older style house, situated in this sought after residential location of Bexhill. Offering bright and spacious accommodation throughout, the property comprises, fitted kitchen, living room, dining room, three double bedrooms, family bathroom and separate WC. Other internal benefits include gas central heating system and double glazed windows and doors throughout. Externally, the property boasts stunning private front and rear gardens, off road parking and garage. Viewing comes highly recommended by Rush Witt & Wilson, sole agents.



**Entrance Hallway**

Entrance door, window to side elevation, double radiator.

basin, double radiator, part tiled walls, obscure glass window to the side elevation.

**Living Room**

19'6 x 13'3 (5.94m x 4.04m )

Bay window to the front elevation, window to side, two double radiators, brick fireplace.

**Separate WC**

Wc with low level flush and window to the rear elevation.

**Outside****Front Garden**

Mature shrubbery, plants and flowers of various kinds, lawned area with wrought iron gate, pathway to the side, off road parking is available to the front of the garage.

**Rear Garden**

This is extensive in size and is mainly laid to lawn with mature shrubbery, plants and trees and various kinds offering privacy and seclusion and enclosed with fencing to all sides, timber framed shed, outside water tap.

**Garage**

Metal up and over door.

**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.

**Council Tax Band – D****First Floor****Landing**

Access to roof space, built-in wardrobe cupboards, doors off to the following:

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

**Bedroom One**

13'1" x 12'11" (4.01m x 3.96m )

Bay window to front elevation, single radiator, built-in cupboards, brick fireplace, fitted wardrobes.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

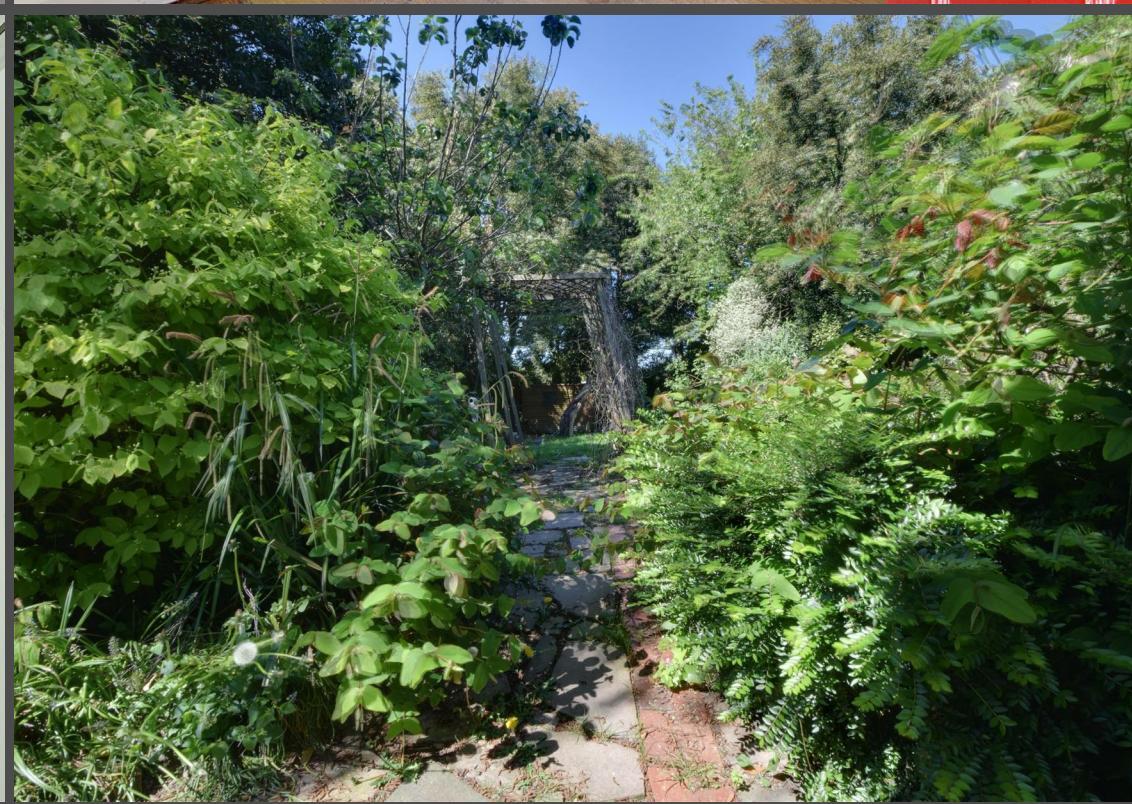
**Bedroom Two**

12'0" x 9'8" (3.67m x 2.96m )

Windows to the rear and side elevations, single radiator, built-in wardrobe cupboard.

**Bathroom**

Suite comprising panelled bath with wall mounted electric shower controls and showerhead, pedestal wash hand

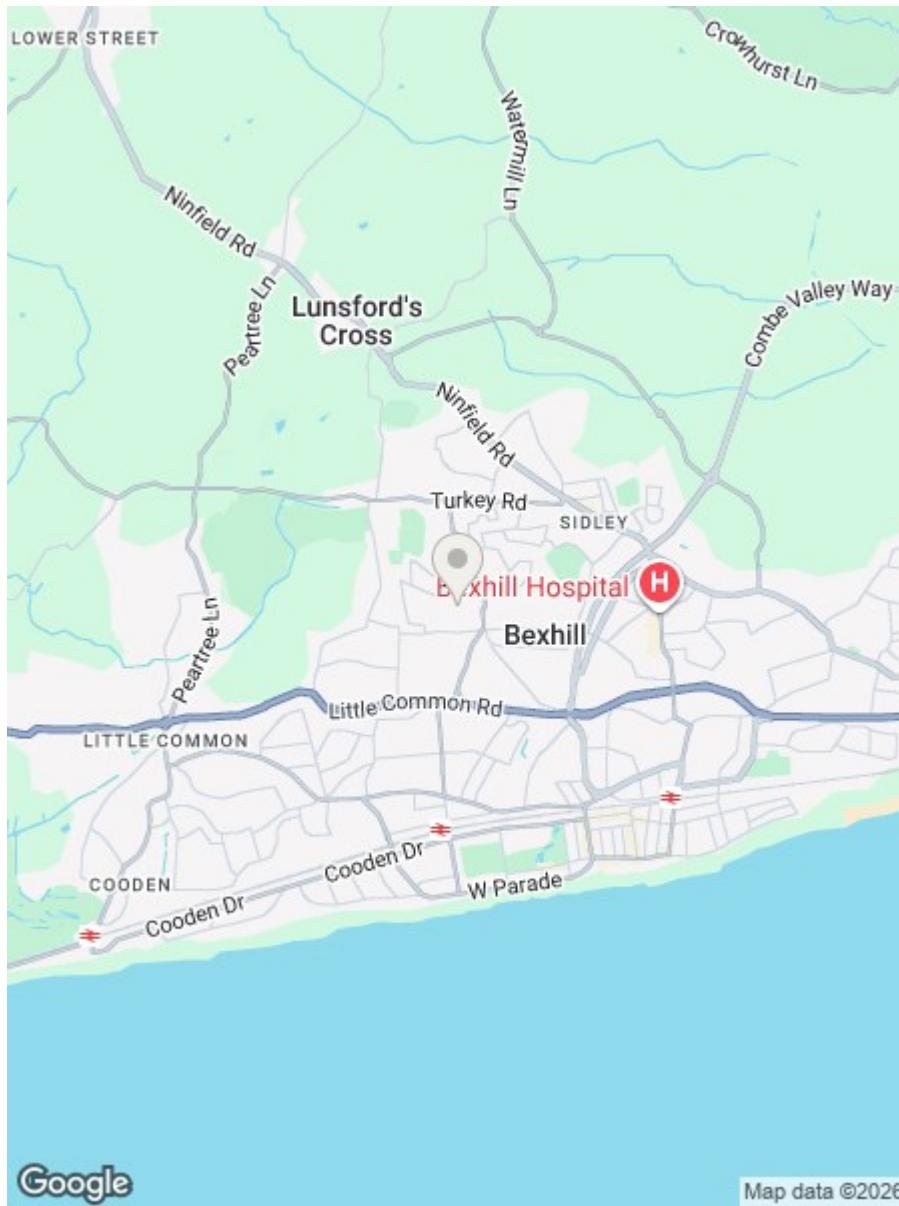




TOTAL FLOOR AREA : 1174 sq.ft. (109.1 sq.m.) approx.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC