

**RUSH  
WITT &  
WILSON**



RUSH  
WITT &

**33A De La Warr Road, Bexhill-On-Sea, East Sussex TN40 2JA  
Offers In Excess Of £257,000 Share of Freehold**

## About this property

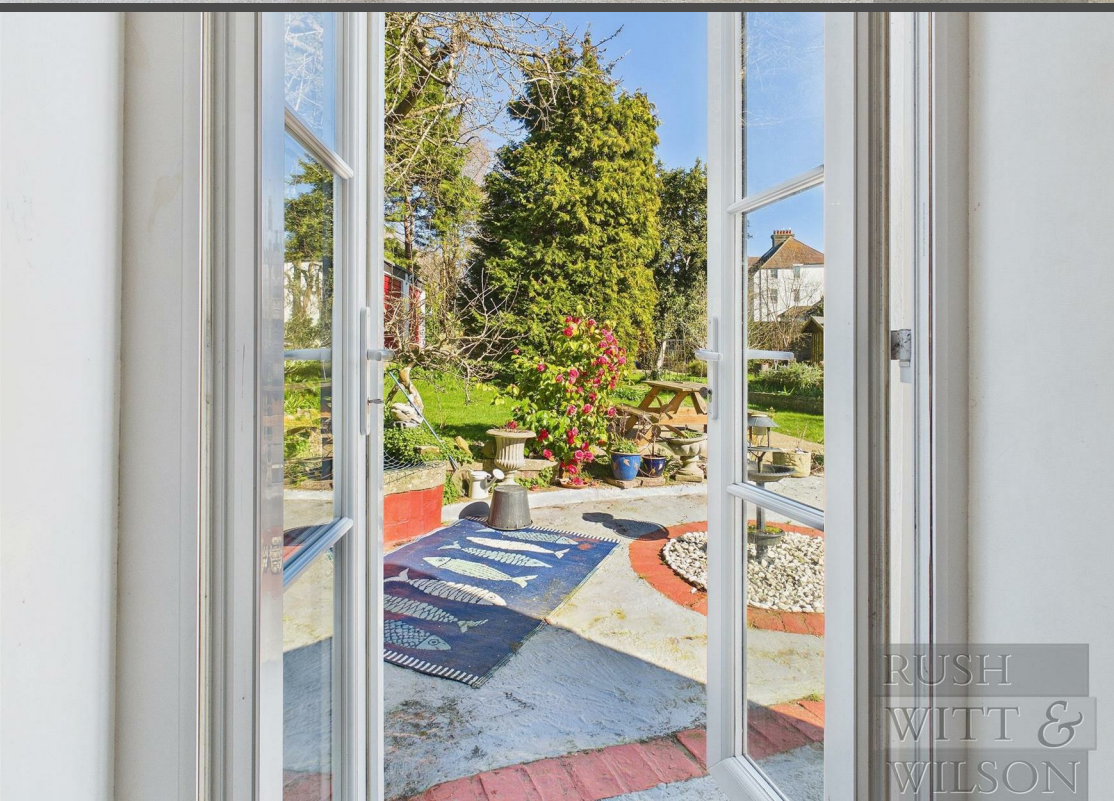
A very special ground floor garden apartment comprising, entrance hallway, bay fronted living room, with stunning views out to the rear garden, large fitted kitchen/breakfast room, three double bedrooms & fitted bathroom suite. Other internal benefits include gas central heating system, double glazed windows and doors and ample storage space throughout.

Externally, the property is approached via a gated, private driveway, and benefits from a stunning, private rear gardens, thoughtfully landscaped and designed, mainly laid to lawn, with various patio areas suitable for 'Alfresco' dining, mature shrubbery, plants and trees of various kinds, enclosed to all side offering privacy and seclusion. The property also comes with a private garage.

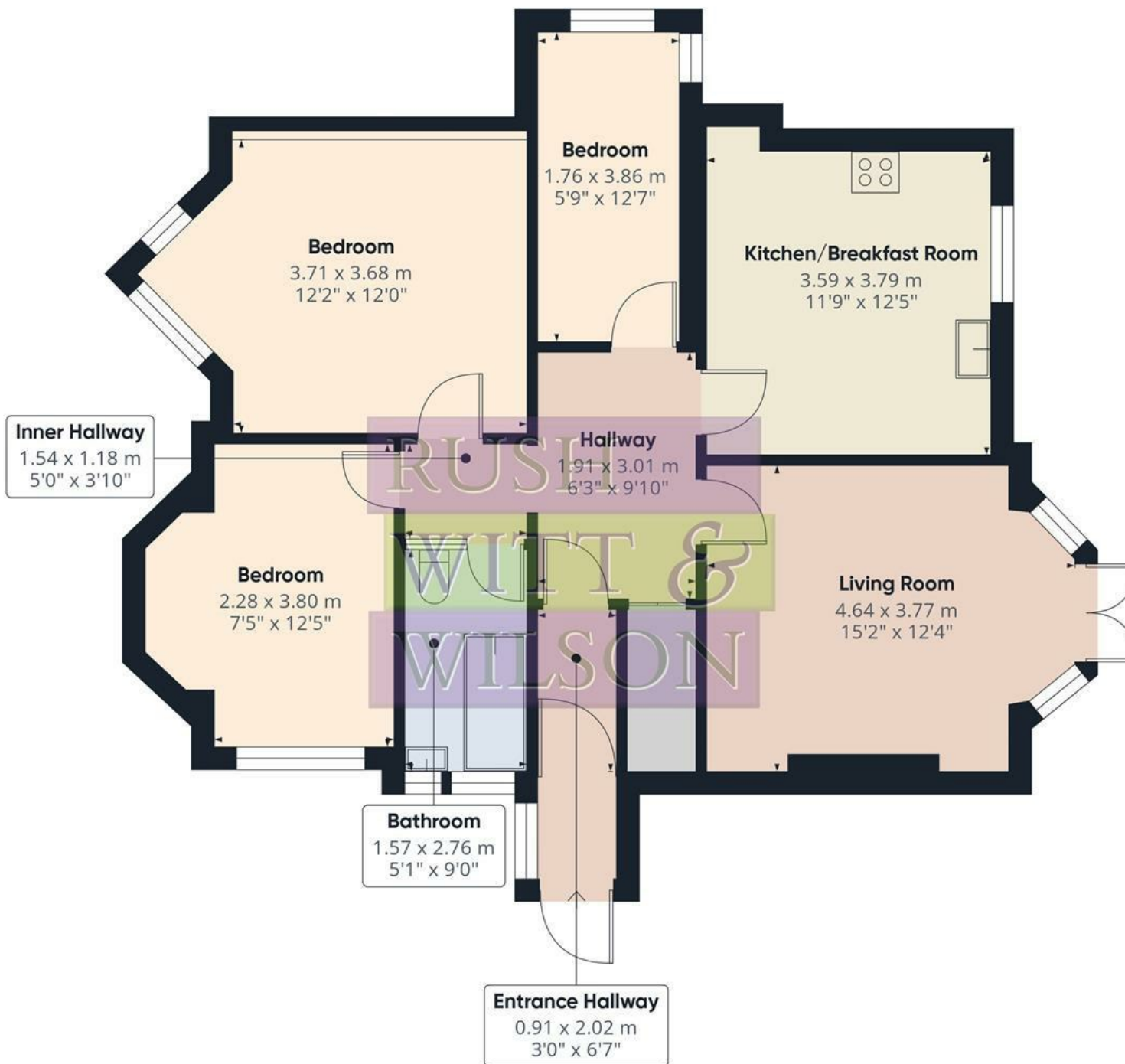
The property comes located in this picturesque Old Town location, minutes away from Bexhill Old Towns' Manor Gardens and within very close proximity to local amenities, Bexhill Town Centre, Bexhill train station & Bexhill Seafront.

Viewing comes highly recommended by Rush, Witt & Wilson Sole agents.









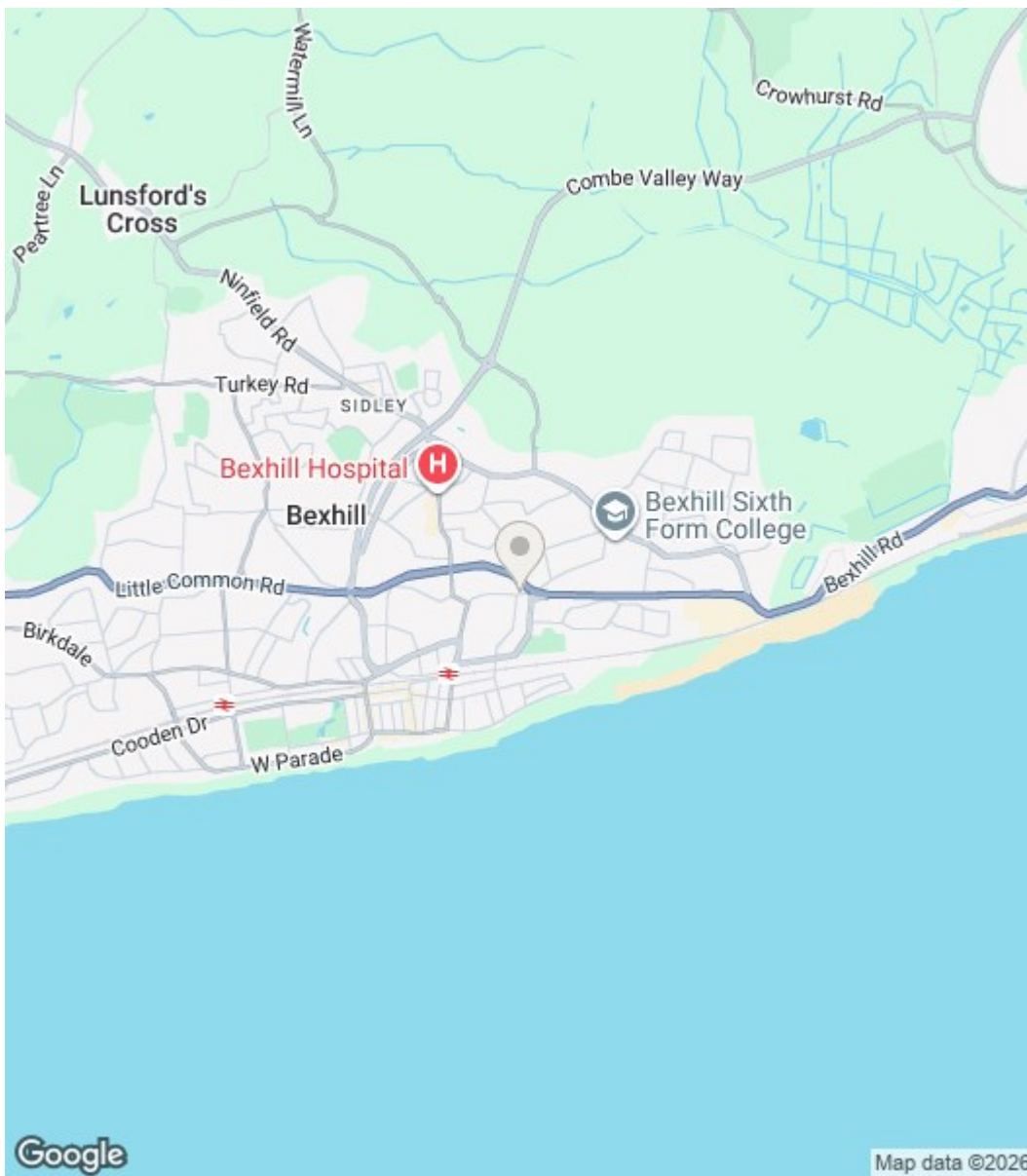
Approximate total area<sup>(1)</sup>

79.8 m<sup>2</sup>  
858 ft<sup>2</sup>

(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		
(81-91) B		
(69-80) C		
(55-68) D		74
(39-54) E	62	
(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

Council Tax Band - A

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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