

**RUSH
WITT &
WILSON**



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WITT &

**14 North Road, Bexhill-On-Sea, East Sussex TN39 5BL
Offers In Excess Of £210,000 Freehold**

About this property

A spacious two bedroom terraced house, comprising large living / dining room, large entrance hallway, fitted kitchen, two double bedrooms, family bathroom and separate w.c. Other internal benefits include gas central heating system and double glazed windows and doors throughout. Externally, the property boasts a well maintained, low maintenance, enclosed rear garden.

The property comes located in this highly convenient location, within very short walking distance to local amenities, and easily accessible to local public transport services. The property is also within approx. 0.7 miles from Bexhill Town Centre, Bexhill Train Station & Bexhill Seafront.

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







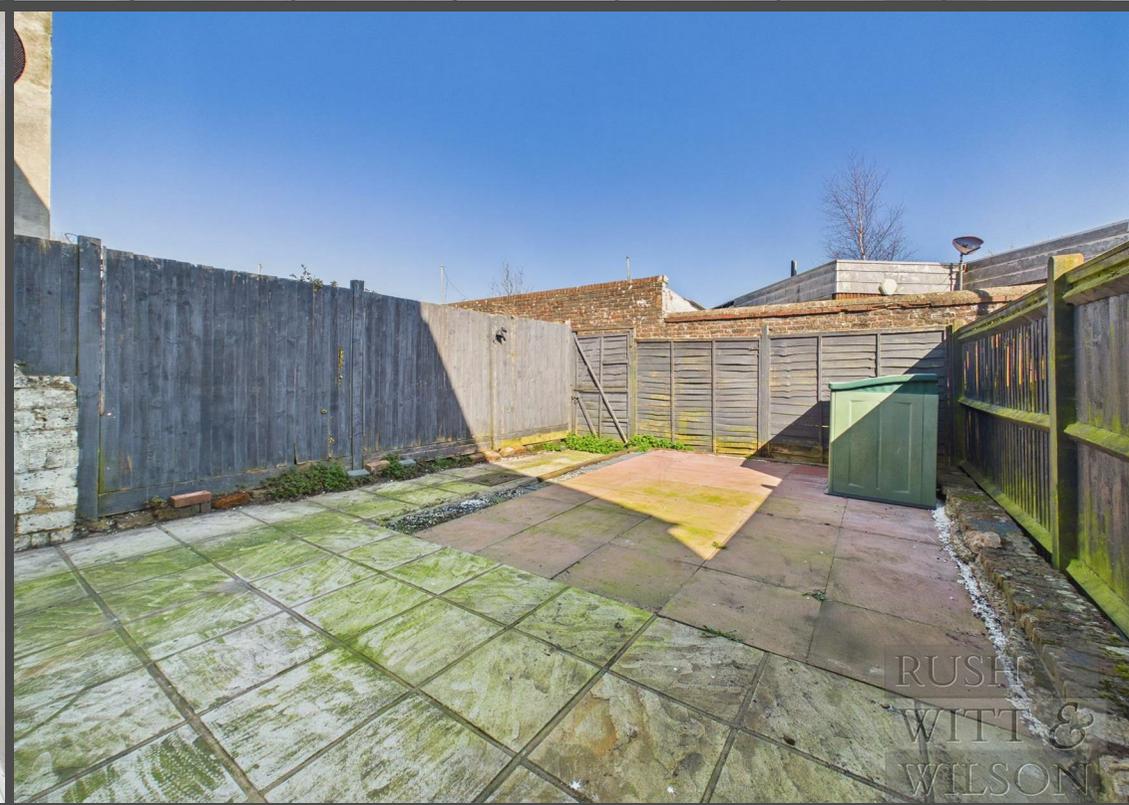
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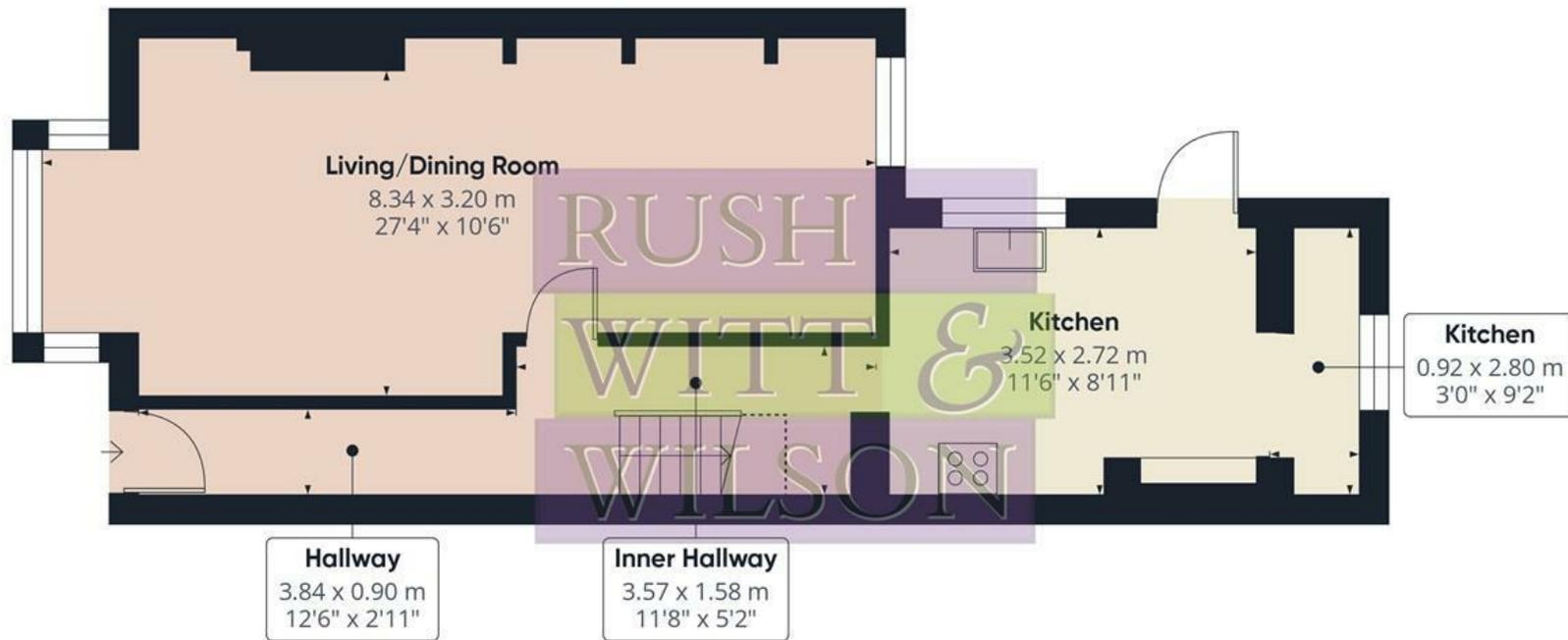
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Floor 0



Floor 1



Approximate total area⁽¹⁾

86.7 m²

934 ft²

Reduced headroom

1.3 m²

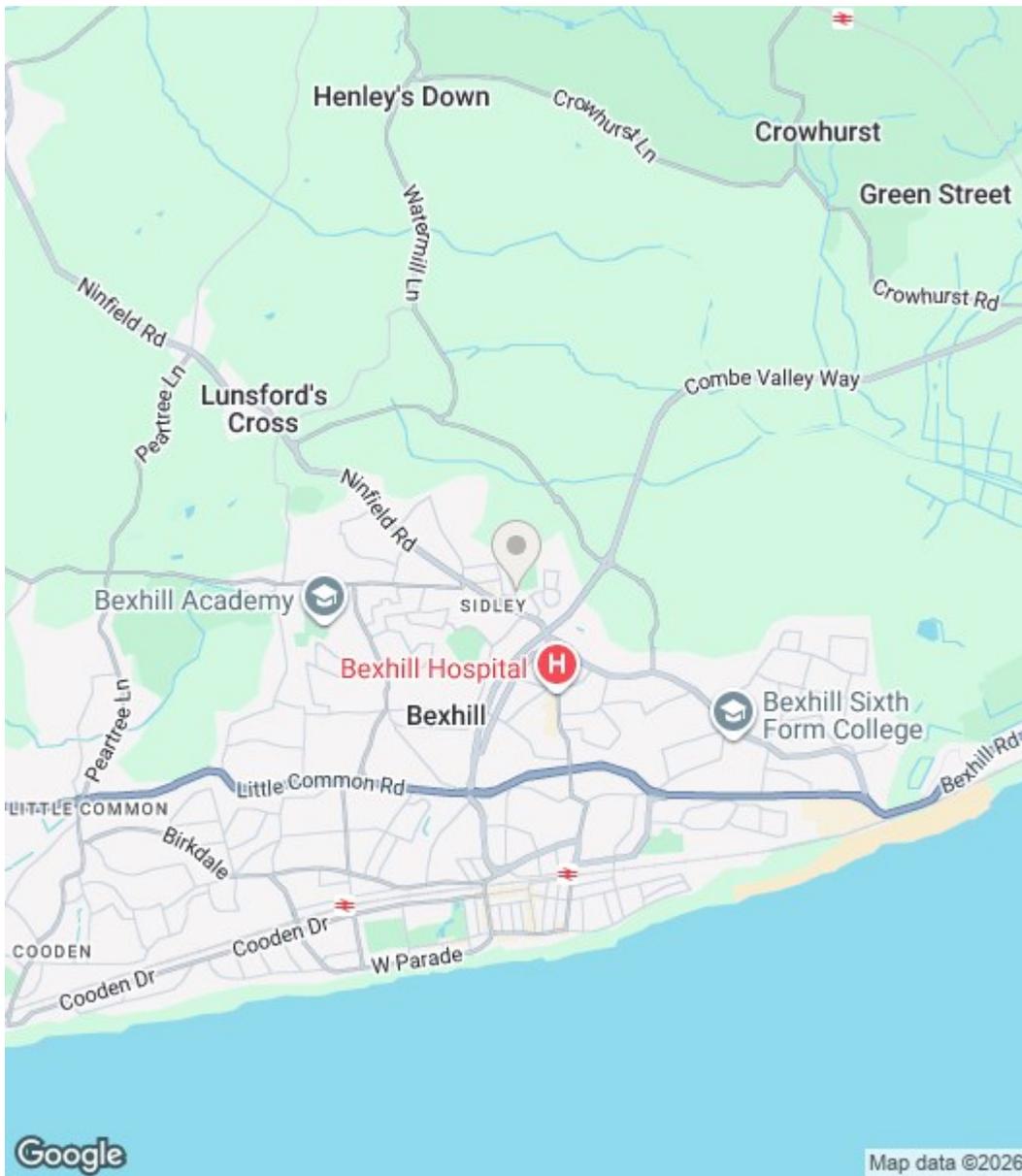
14 ft²

(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.



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 - B

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:

- 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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- 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.
- VAT: The VAT position relating to the property may change without notice.
- To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



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