

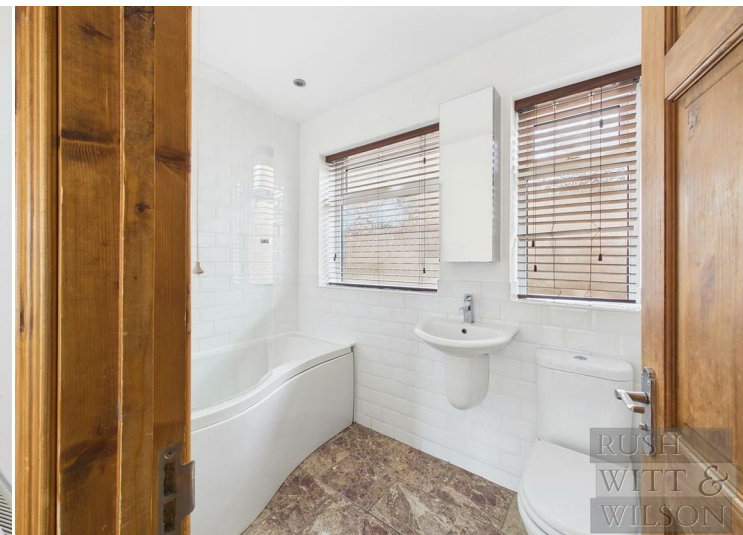
**RUSH
WITT &
WILSON**

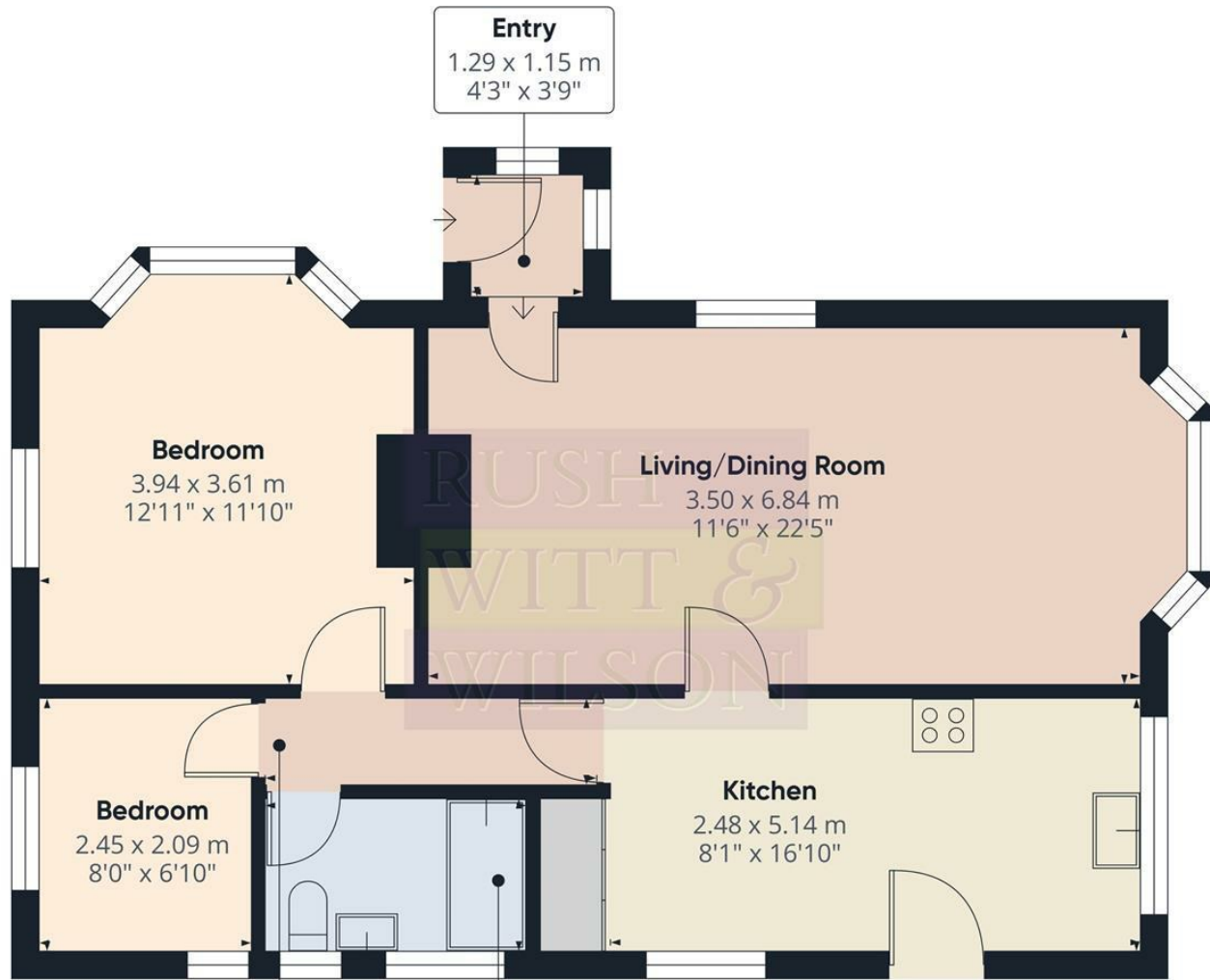


**76 Martyns Way, Bexhill-On-Sea, East Sussex TN40 2SH
Offers In Excess Of £290,000 Freehold**

About the property

Rush Witt & Wilson are delighted to present to the market this charming detached bungalow, set on a larger-than-average plot and boasting an attractive, private south-facing rear garden. The accommodation begins with an entrance porch leading into a spacious and impressive living/dining room, enjoying lovely views over the sunny rear garden. The fitted kitchen offers a good range of wall-mounted and under-counter units, along with built-in storage cupboards housing the gas boiler. A double-glazed door provides access to a side passage, which leads through to the rear garden. The property further comprises two well-proportioned bedrooms and a family bathroom comprising bath with shower over, pedestal wash basin and a low level wc. Additional benefits include double glazing throughout, gas central heating, and a partially boarded loft space offering potential for conversion, subject to the necessary consents. While the property would benefit from modernisation, it presents an excellent opportunity for improvement and personalisation. Offered to the market chain free, early viewing is highly recommended to avoid disappointment by RWW Sole Agents.





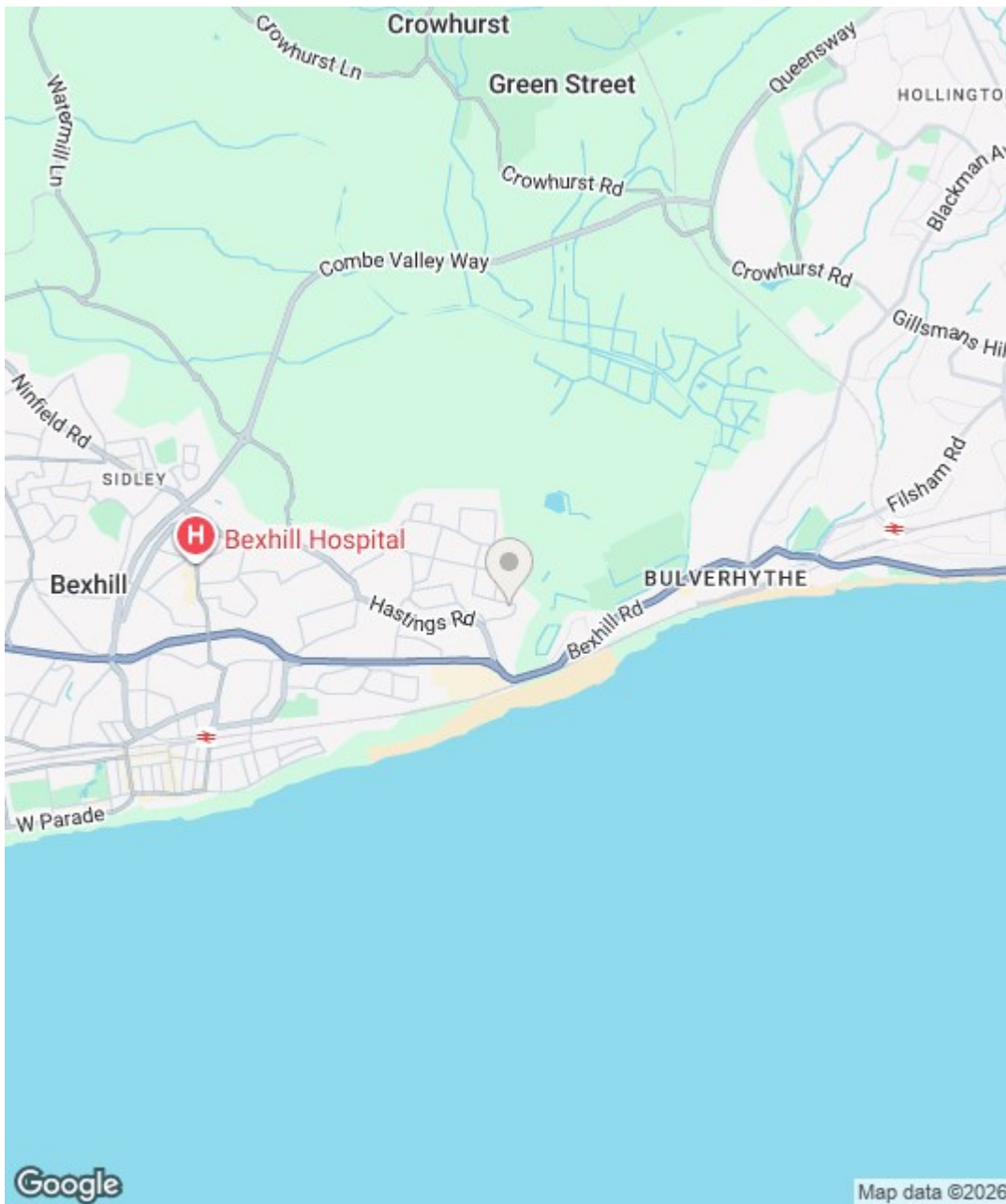
Approximate total area⁽¹⁾
66.5 m²
715 ft²

(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	83
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 - C

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:

1. 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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4. VAT: The VAT position relating to the property may change without notice.
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