

**RUSH  
WITT &  
WILSON**



**16 Sandown Way, Bexhill-On-Sea, East Sussex TN40 2NL  
£375,000**

**\* In need of some refurbishment \* A spacious three double bedroom detached family house with garage, cul-de-sac location, private front & rear gardens, gas central heating system, double glazed windows and doors, spacious L-shaped living room/ dining room, downstairs cloakroom, extensive off road parking, VACANT POSSESSION. Viewing comes highly recommended by RWW sole agents.**



**Entrance Hall****Cloakroom****L-Shaped Living Room/ Dining Room**

21'4 x 18'6 (6.50m x 5.64m)

**Kitchen**

11'5 x 9'8 (3.48m x 2.95m)

**First Floor Landing****Bedroom One**

14'5 x 9'8 (4.39m x 2.95m)

**Bedroom Two**

11'5 x 11'3 (3.48m x 3.43m)

**Bedroom Three**

14'3 x 9'2 (4.34m x 2.79m)

**Bathroom****Outside****Front Garden****Rear Garden****Garage****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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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**Residential Estate Agents  
Lettings & Property Management**



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