

**RUSH
WITT &
WILSON**



42 Fontwell Avenue, Bexhill-On-Sea, East Sussex TN39 4ES
£455,000 Freehold

About this property

An opportunity to acquire this spacious, detached family home, comprising, entrance hallway, bay fronted living room, fitted kitchen, dining room, utility room, downstairs wc, four double bedrooms, with the main benefitting from en-suite & additional family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors.

Externally, the property boasts off road parking for multiple vehicles, garage & private front and rear gardens, with the rear garden backing onto open woodlands, and enclosed with fencing to all sides.

The property comes located in the sought after Little Common location, within close proximity to Little Common village with its wide range of amenities.







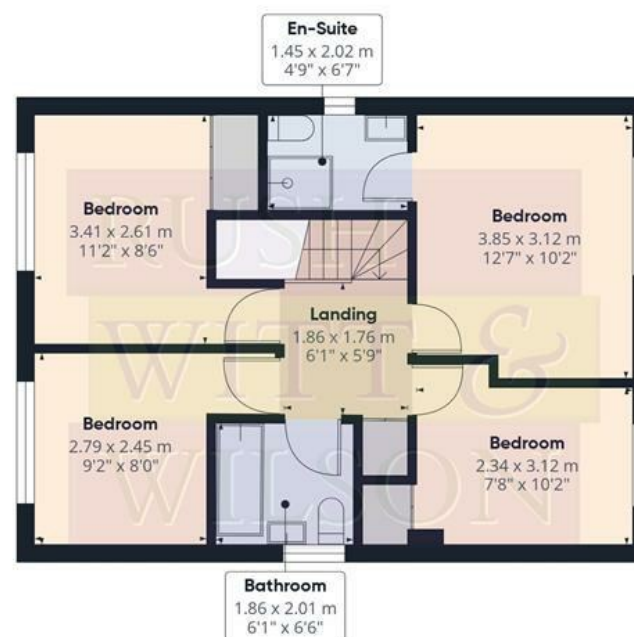


Floor 0

Approximate total area⁽¹⁾

112.2 m²

1209 ft²



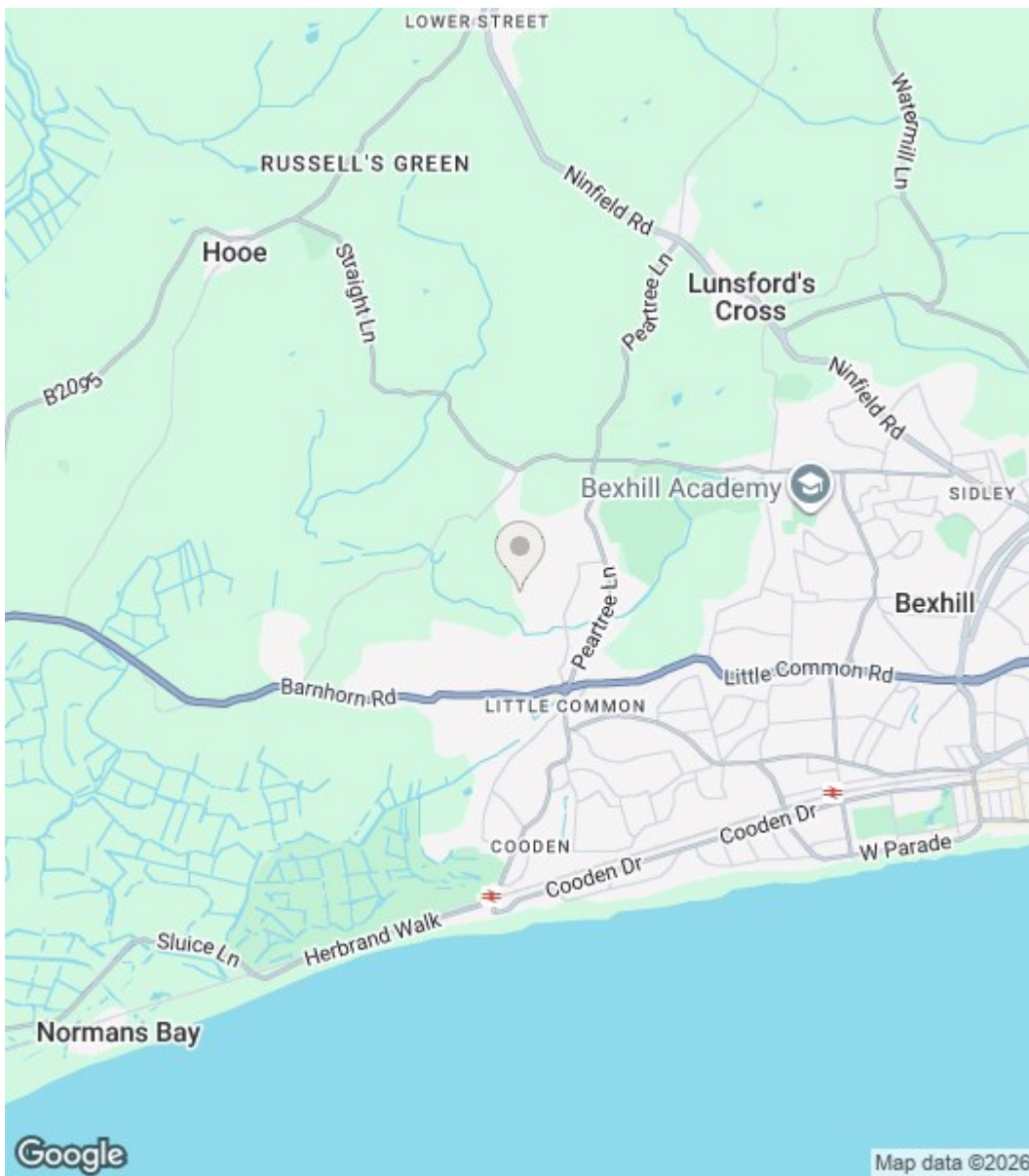
Floor 1



(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		
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 - E

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.

5. 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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