

**RUSH
WITT &
WILSON**



RUSH
WITT &

**4 Mulberry Close, Bexhill-On-Sea, East Sussex TN39 4RX
£595,000 Freehold**

About this property

A truly stunning two bedroom detached bungalow, beautifully and thoughtfully renovated by the current vendors, with two double bedrooms, with one benefitting from en-suite and both benefitting from built in wardrobe cupboards, large entrance hallway, separate family shower room suite, utility room, conservatory/bar room and a sensational kitchen/living/dining room with roof lantern, kitchen island, built in appliances, two sets of bi folding doors leading out onto the rear garden creating a perfect space for entertaining. Other internal benefits include gas central heating to radiators, part under floor heating & double glazed windows and doors.

Externally, the property boasts extensive garden space, with patio areas, suitable for alfresco dining, side access, lawned areas, mature shrubs, plants and trees of various kinds, enclosed to all sides providing privacy and seclusion, garden sheds, greenhouse and detached double garage with electric roller door, power & light.

Conveniently located in this sought after location of Little Common, Bexhill, within very close proximity to Little Common Village, with its wide range of local amenities, and approx. 0.9 mile walk to Cooden Beach Train Station, Cooden Beach Hotel & Cooden Beach.

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





RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

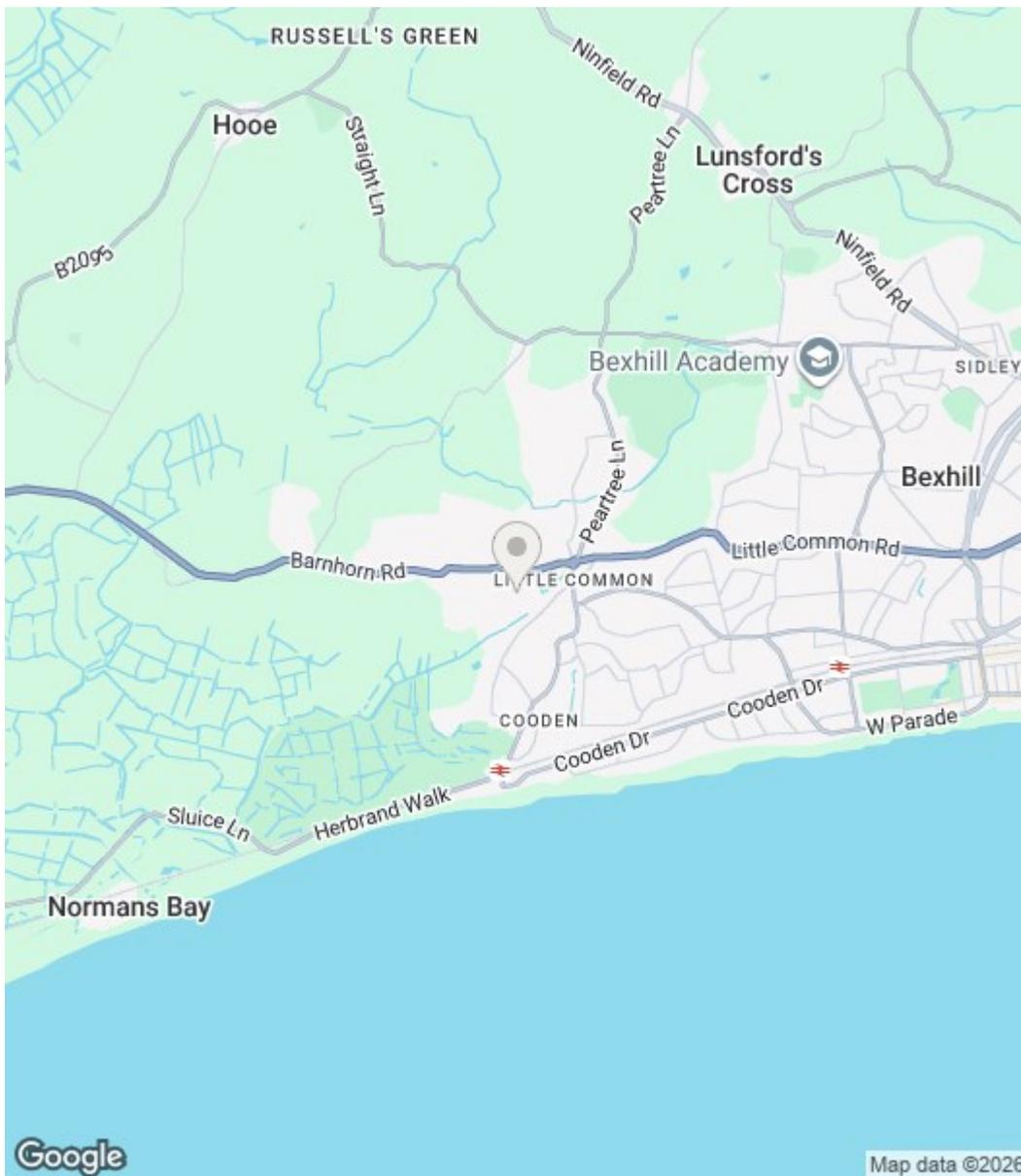
156.4 m²

1682 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		
		78
	54	
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 - F

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).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. 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.
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>

**RUSH
WITT &
WILSON**

Residential Estate Agents
Lettings & Property Management



3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk