11 Church Vale Road, Bexhill-On-Sea, East Sussex TN40 2ED
Offers In Excess Of £299,000 Freehold

About the property

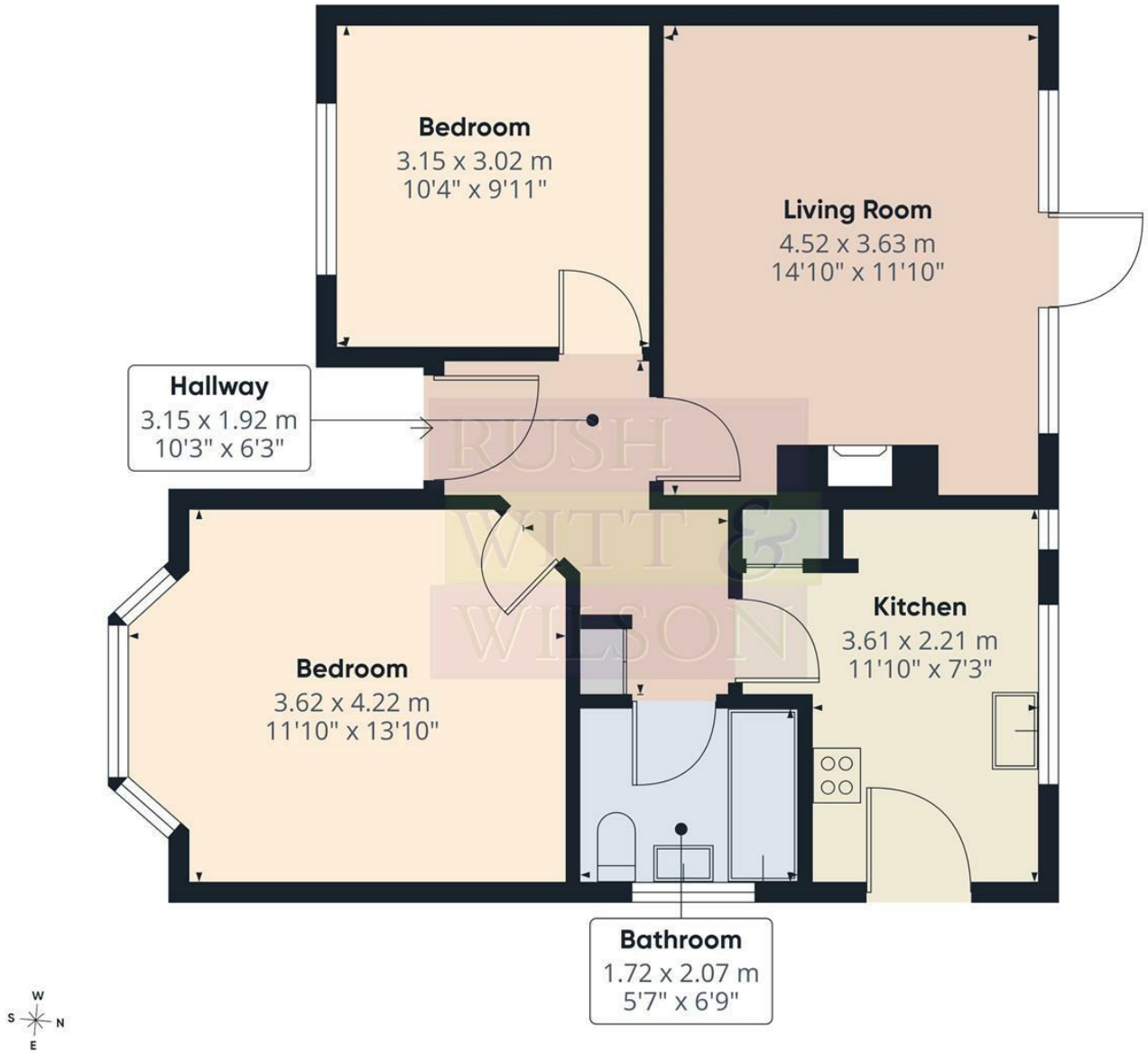
Rush Witt & Wilson are delighted to offer for sale this attractive two-bedroom semi-detached bungalow, peacefully situated in a residential cul-de-sac in Chantry, within easy reach of Bexhill town centre and its comprehensive range of amenities.

The property offers bright and well-proportioned accommodation, comprising an entrance hall, spacious living room to the rear with working open fire, fitted kitchen, two double bedrooms and bathroom, gas central heating system, double glazed windows and doors, comes with vacant possession.

The property benefits from good-sized gardens to both the front and rear. The enclosed extensive rear garden is mainly laid to lawn and features an abundance of established flowers, shrubs and bushes, creating a pleasant and private outdoor space. There is potential to create off road parking to the front, subject to planning consent and permissions.

Ideally positioned within easy reach of Bexhill town centre, the property is conveniently located for the mainline railway station, beach and seafront, making it an appealing choice for those seeking a peaceful home with excellent access to local facilities.

Viewing is considered essential by Rush Witt & Wilson sole agents to fully appreciate the accommodation, gardens and location this lovely bungalow has to offer.



RUSH WITT & WILSON

Approximate total area(1)

58.1 m²

625 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.

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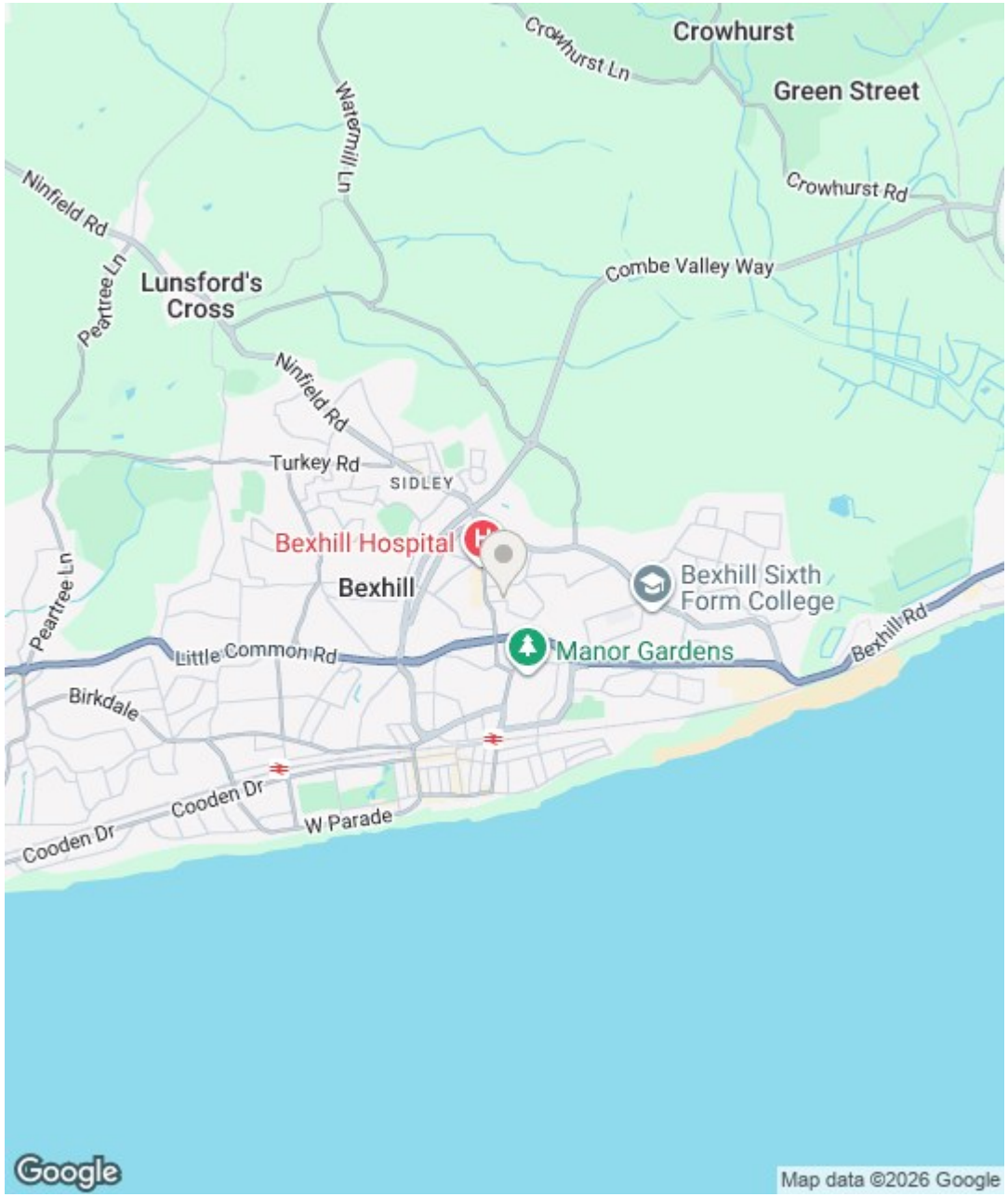

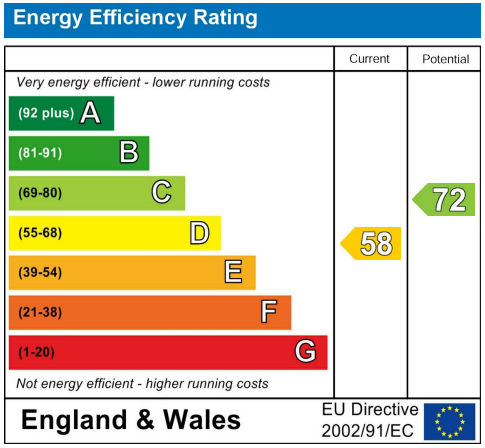

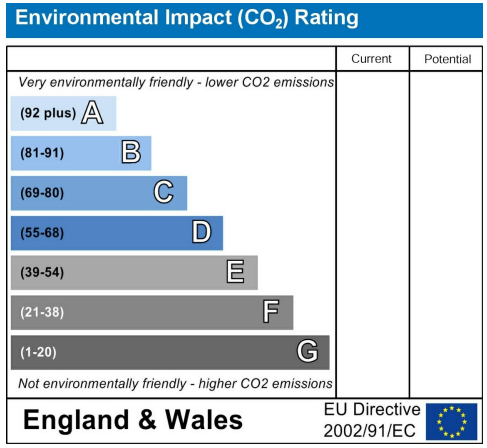

Council Tax Band - C

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).

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

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