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**18 Quebec Close, Bexhill-On-Sea, East Sussex TN39 4HX  
Offers In Excess Of £349,000 Freehold**

## About this property

Rush, Witt & Wilson are delighted to present this exceptionally well-presented three-bedroom semi-detached home, ideally situated in a quiet and secluded cul-de-sac.

Beautifully modernised by the current owners to a high standard throughout, the accommodation comprises a stylish fitted kitchen/breakfast room, three well-proportioned bedrooms and a contemporary family bathroom. Additional internal benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency.

Externally, the property enjoys a private and secluded rear garden, along with off-road parking leading to a garage/storage space.

Conveniently located within easy reach of Bexhill Downs, local schools, and a range of amenities, this superb home is ideal for families. Viewing is highly recommended by Rush, Witt & Wilson to fully appreciate both the quality and location on offer.





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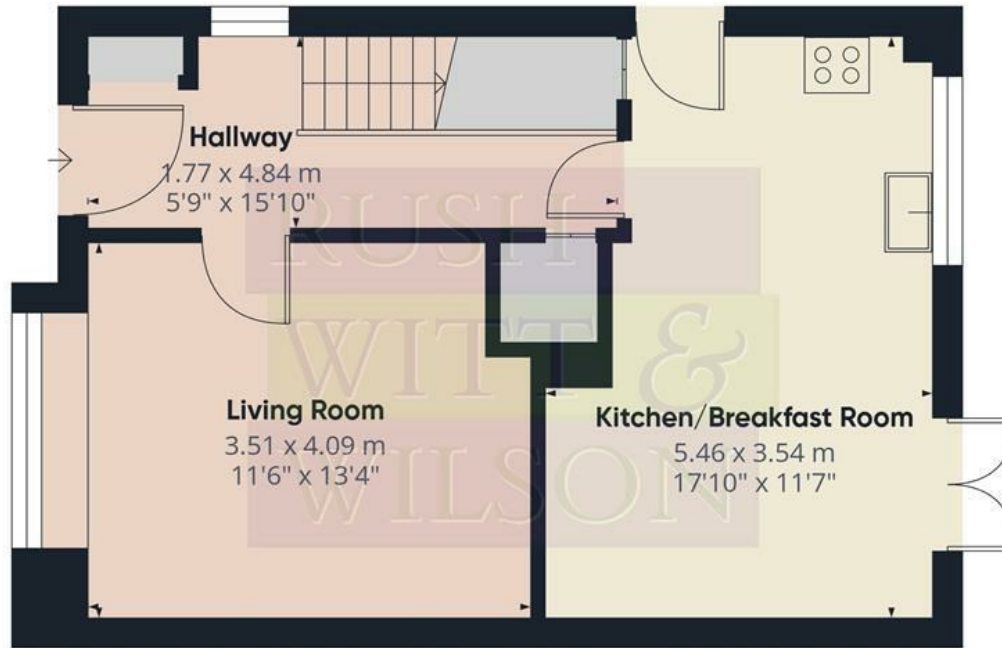
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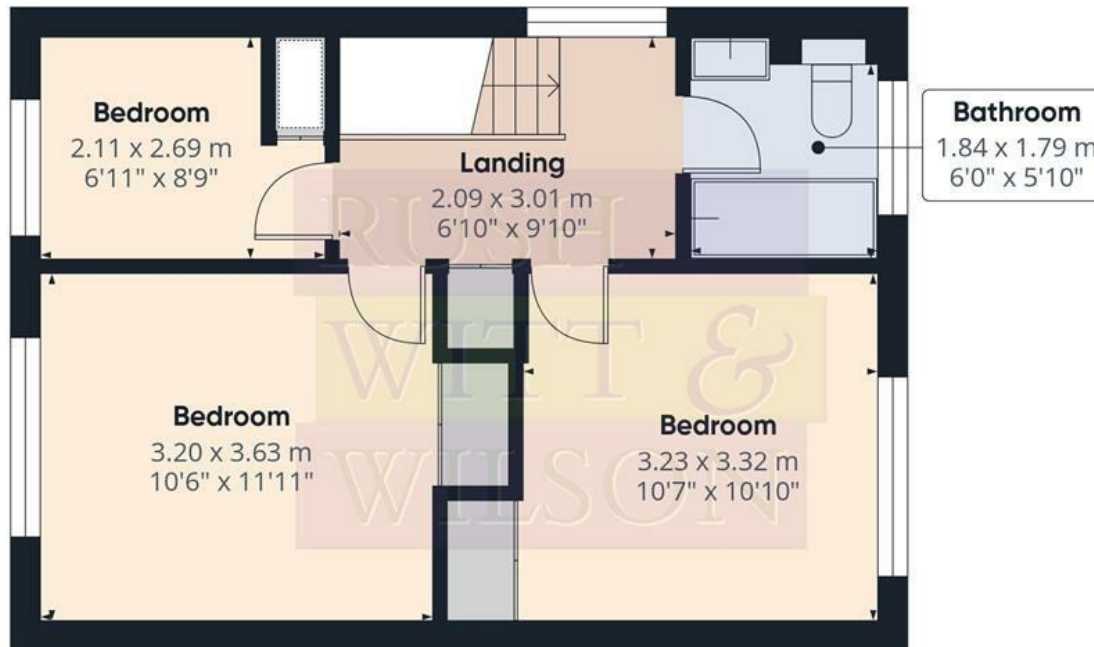
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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

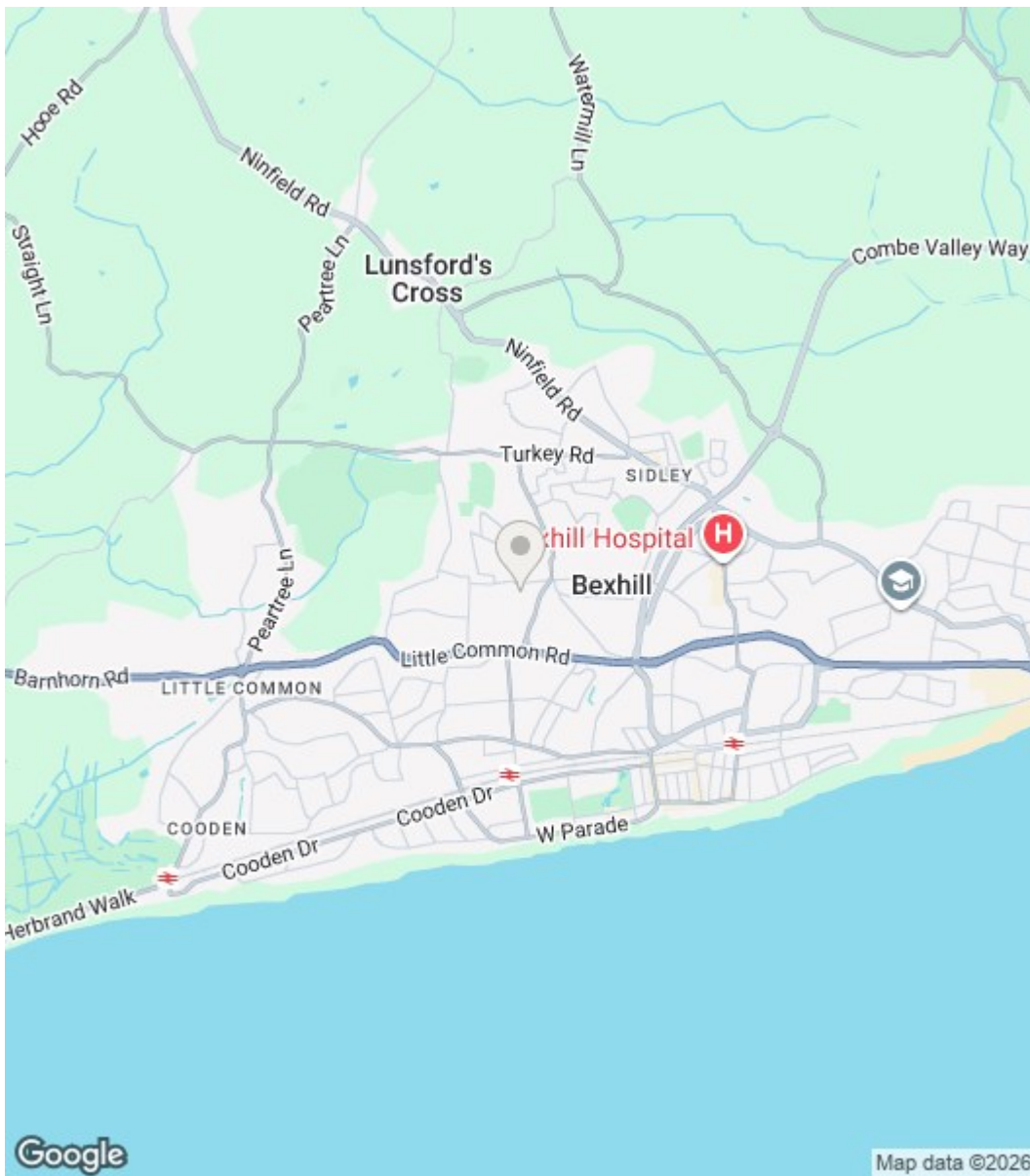
80.3 m<sup>2</sup>

864 ft<sup>2</sup>

(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) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		82
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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