

**RUSH
WITT &
WILSON**



RUSH
WITT &

33A De La Warr Road, Bexhill-On-Sea, East Sussex TN40 2JA
Offers In Excess Of £257,000 Share of Freehold

About this property

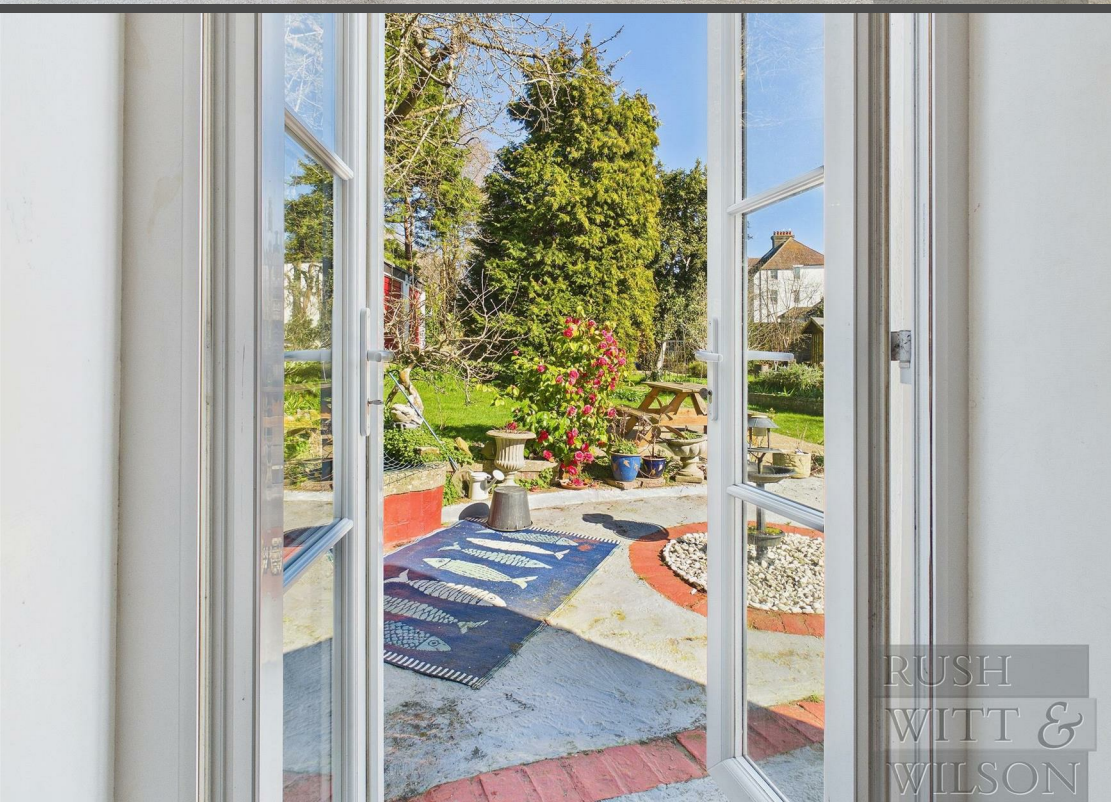
A very special ground floor garden apartment comprising, entrance hallway, bay fronted living room, with stunning views out to the rear garden, large fitted kitchen/breakfast room, three double bedrooms & fitted bathroom suite. Other internal benefits include gas central heating system, double glazed windows and doors and ample storage space throughout.

Externally, the property is approached via a gated, private driveway, and benefits from a stunning, private rear gardens, thoughtfully landscaped and designed, mainly laid to lawn, with various patio areas suitable for 'Alfresco' dining, mature shrubbery, plants and trees of various kinds, enclosed to all sides offering privacy and seclusion. The property also comes with a private garage.

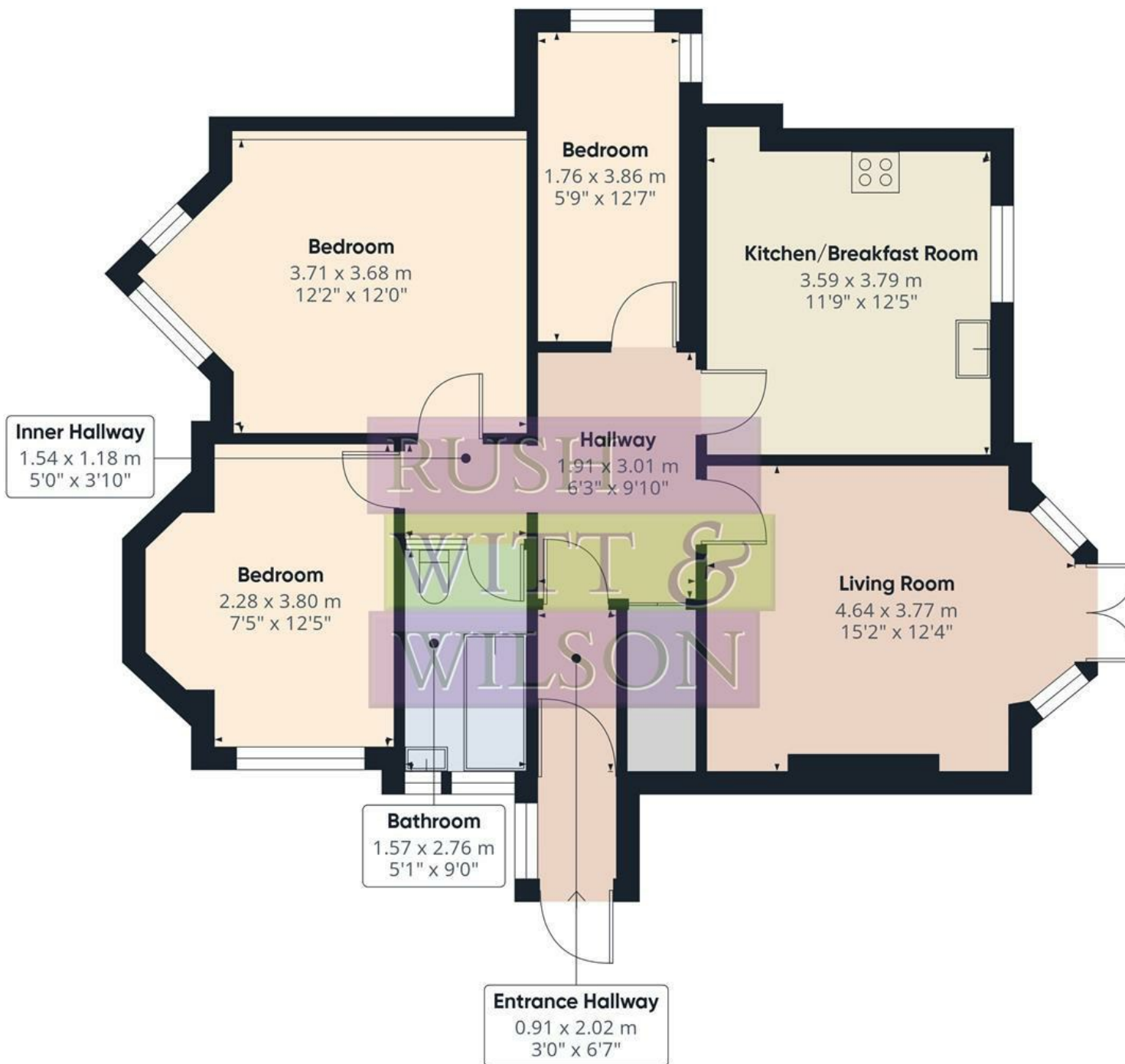
The property comes located in this picturesque Old Town location, minutes away from Bexhill Old Towns' Manor Gardens and within very close proximity to local amenities, Bexhill Town Centre, Bexhill train station & Bexhill Seafront.

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









Approximate total area⁽¹⁾

79.8 m²

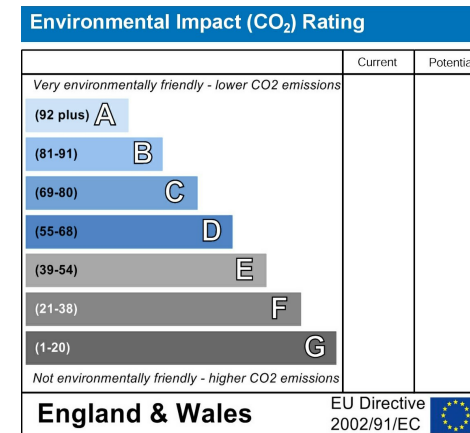
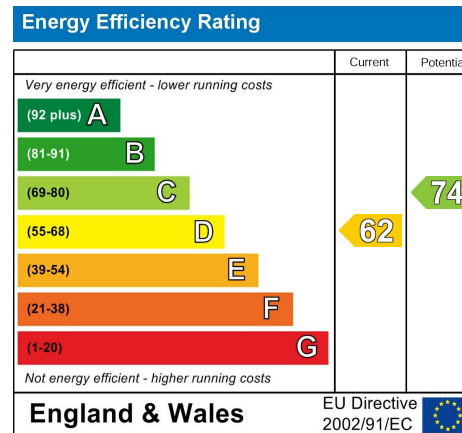
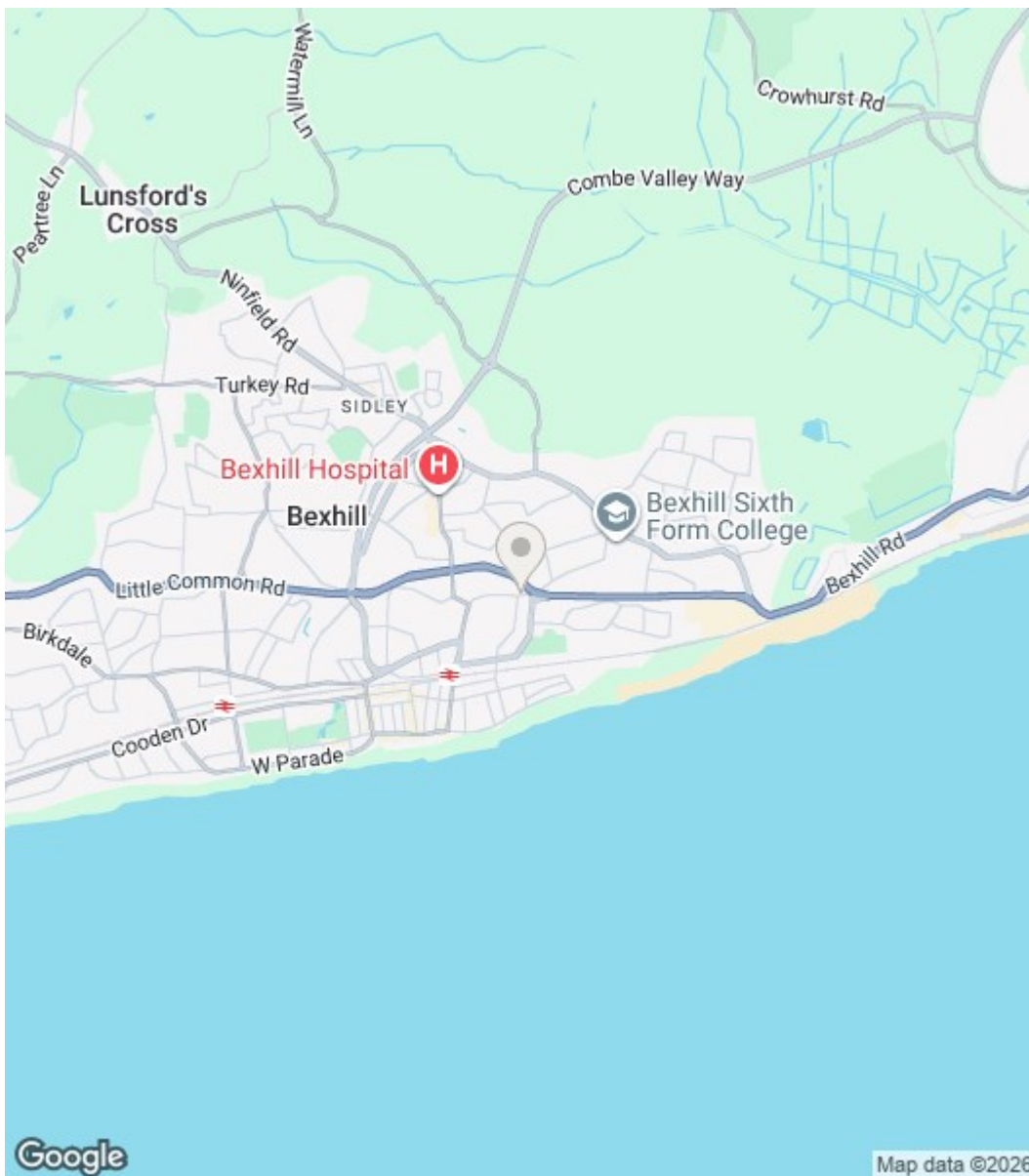
858 ft²

(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





Council Tax Band - A

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**