

**RUSH
WITT &
WILSON**



**11 Suffolk Road, Bexhill-On-Sea, East Sussex TN39 5BH
£229,000 Freehold**

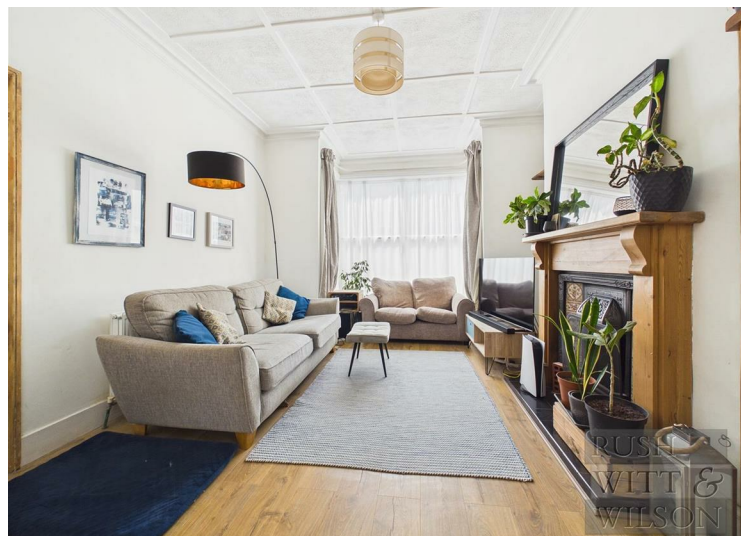
About this property

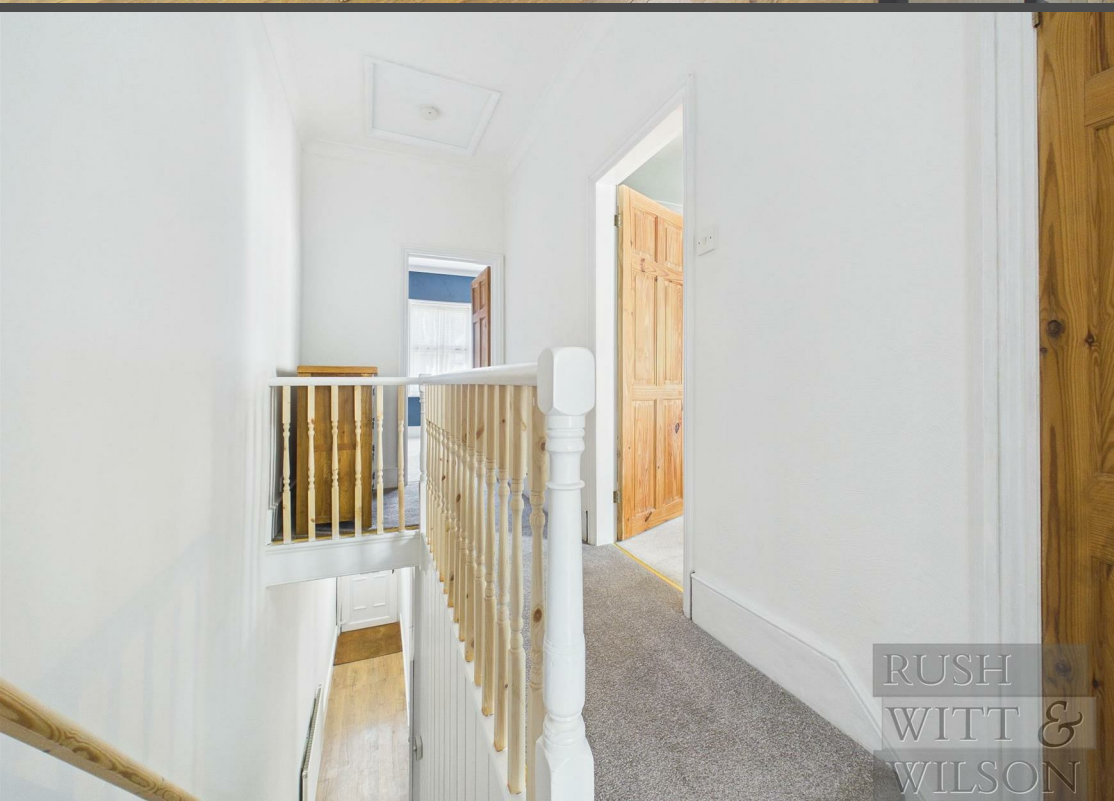
A stunning terraced house, presented to an exceptional standard by the current vendors, comprising, entrance hallway, living room, dining room, modern fitted kitchen/breakfast room, two double bedrooms and large bathroom suite. Other benefits include gas central heating to radiators and double glazed windows and doors throughout.

Externally, the property boasts a low maintenance rear garden, enclosed to all sides offering privacy and seclusion, with a decked area suitable for 'Alfresco dining'.

The property is situated in a convenient residential location of Bexhill, within close proximity to local amenities, and local public transport routes.

Viewings are highly recommended by Rush, Witt & Wilson Bexhill.









Floor 0

Approximate total area⁽¹⁾

81 m²
873 ft²



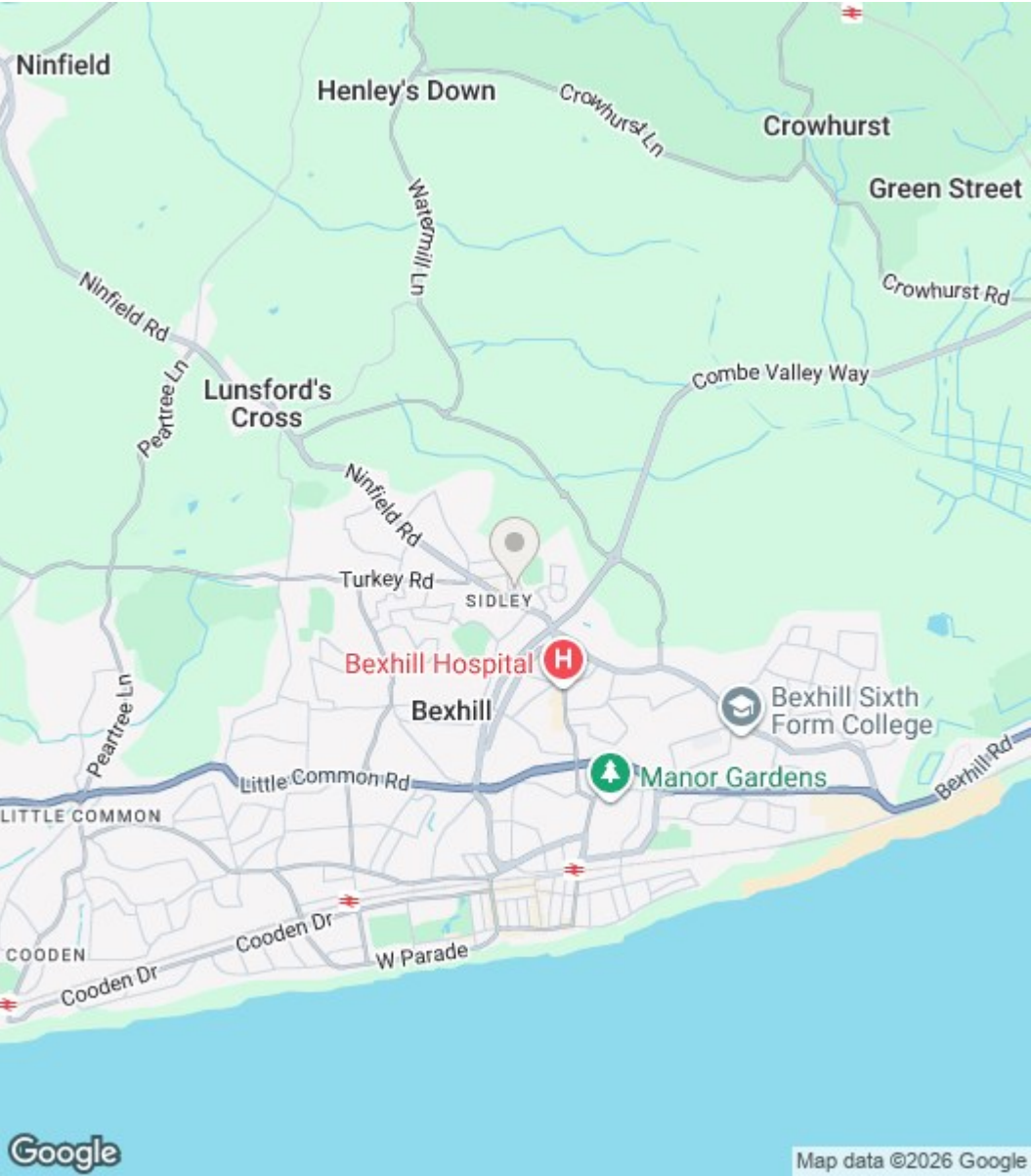
Floor 1



(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 - B

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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