

**RUSH
WITT &
WILSON**



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WITT &

**10 Ticehurst Avenue, Bexhill-On-Sea, East Sussex TN39 4QY
£385,000 Freehold**

About this property

A four bedroom semi detached house, presented to an extremely high standard by the current vendors, comprising, entrance porch, entrance hallway, living room, modern fitted kitchen/dining room, three bedrooms to the first floor, with separate wc and family bathroom suite, and a principal bedroom to the second floor, with modern fitted en-suite. Other internal benefits include electric heating system and double glazed windows and doors throughout.

Externally, the property boasts extensive off road parking to the front with space for three vehicles, garage en-bloc, and private front and rear gardens, with the rear garden mainly laid to lawn, enclosed to all sides with fencing offering privacy and seclusion.

The property is situated in this leafy location of Bexhill, within easy reach of local public transport routes, and the main A259 which offers routes to Bexhill Town Centre or Eastbourne/Brighton.

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

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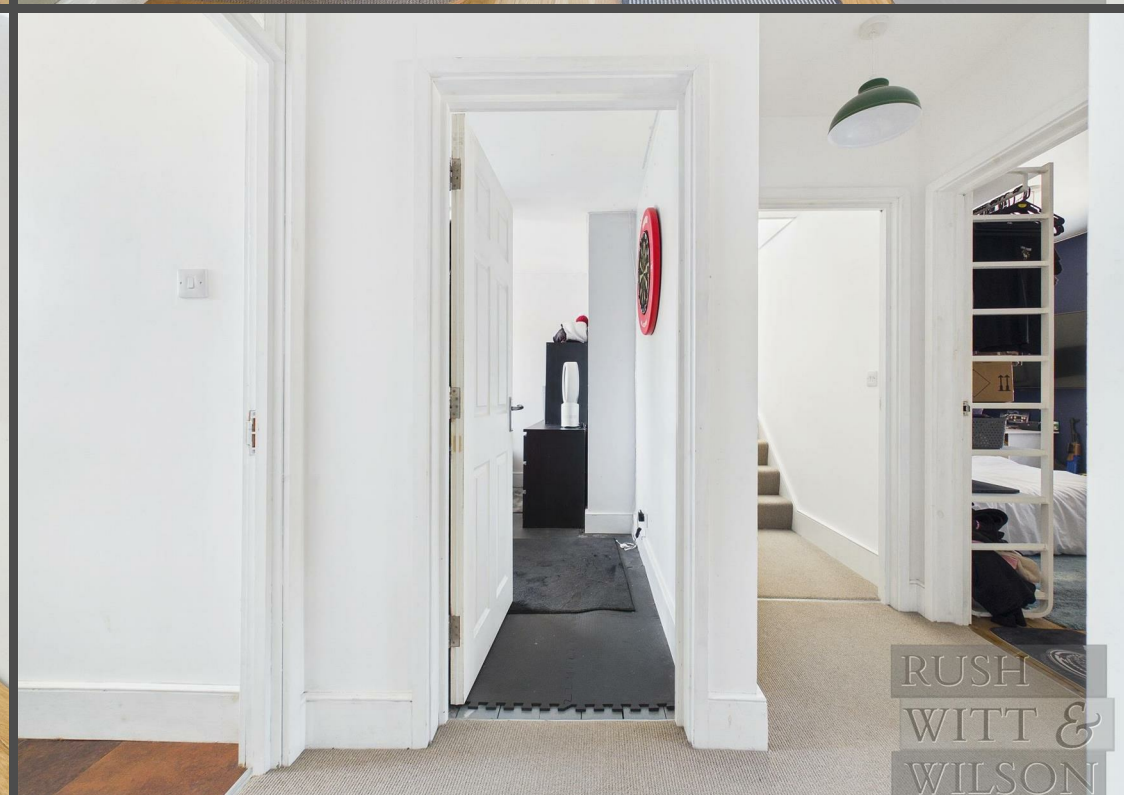
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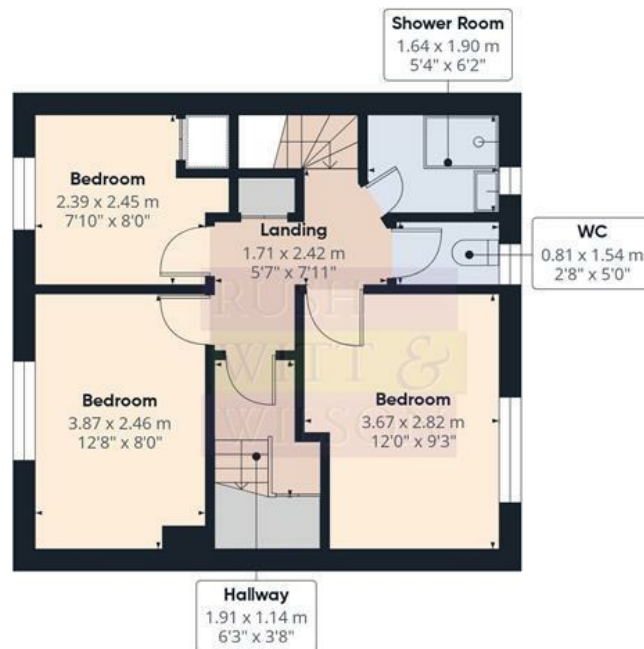
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Floor 0



Floor 1



Floor 2



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Approximate total area⁽¹⁾

96.4 m²

1038 ft²

Reduced headroom

6.1 m²

65 ft²

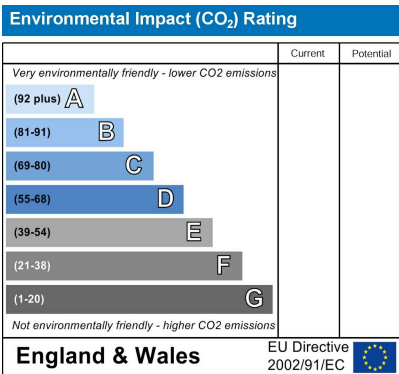
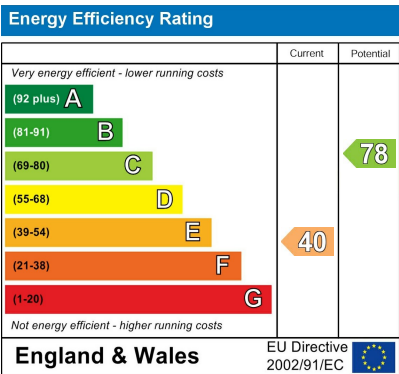
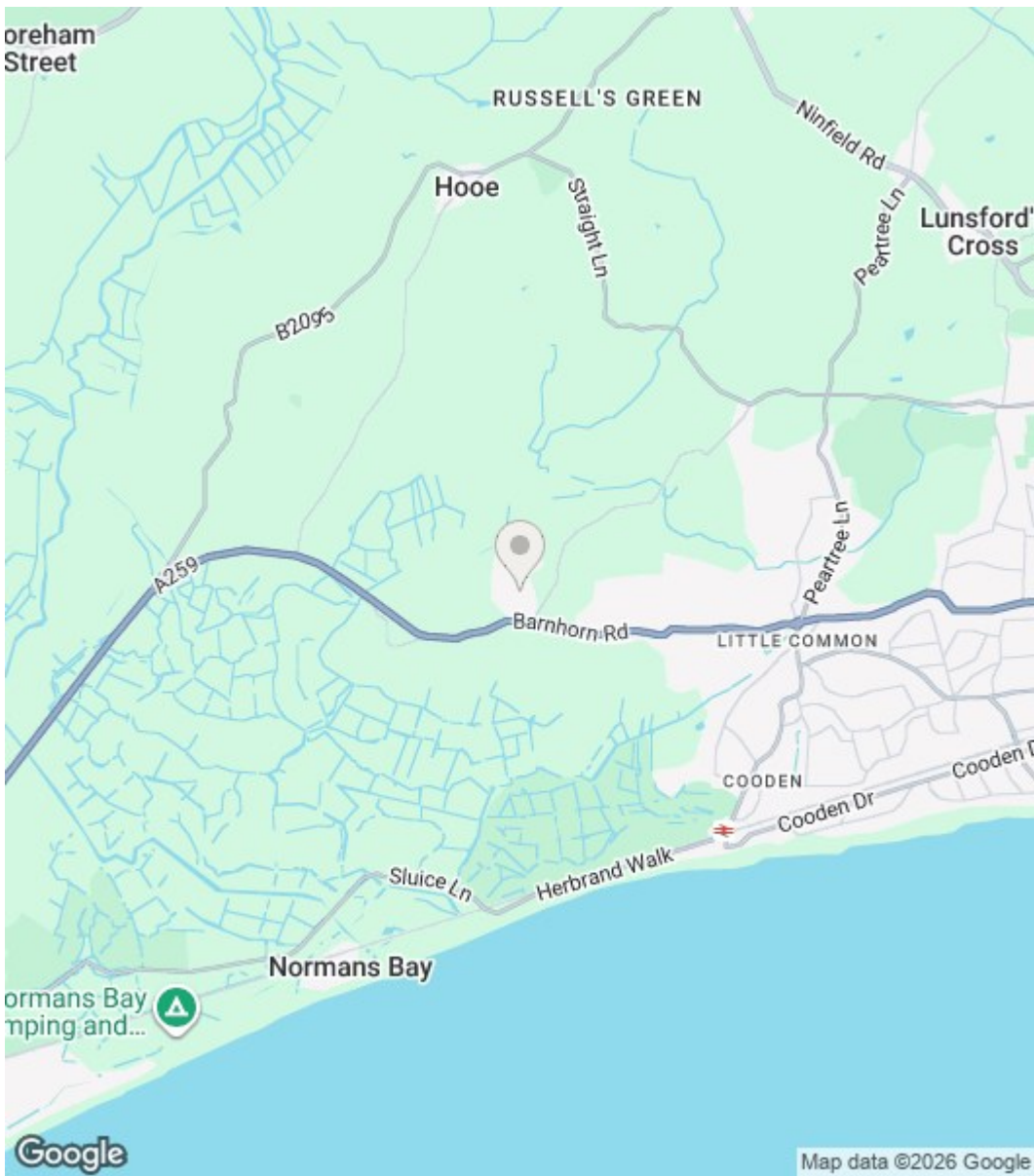
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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 - 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.

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