

**RUSH
WITT &
WILSON**



RUSH

**27 Brooklands Road, Bexhill-On-Sea, East Sussex TN39 4FQ
Offers In Excess Of £515,000 Freehold**

About this property

A stunning detached family home, built circa 2020, comprising of an entrance hallway, living room, downstairs study, downstairs cloakroom/wc, large open plan modern kitchen/dining room with French doors leading to rear garden, utility room, four double bedrooms to the first floor, with the main benefiting from an en-suite and additional family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout.

Externally, the property boasts off road parking for multiple vehicles, a garage and a beautifully established rear garden, which is enclosed to all sides, providing privacy and seclusion.

Conveniently situated in this popular leafy location within close distance to amenities at Little Common village and only a short drive to the beach. Viewings are highly recommended to appreciate this stunning contemporary home in this sought after location.





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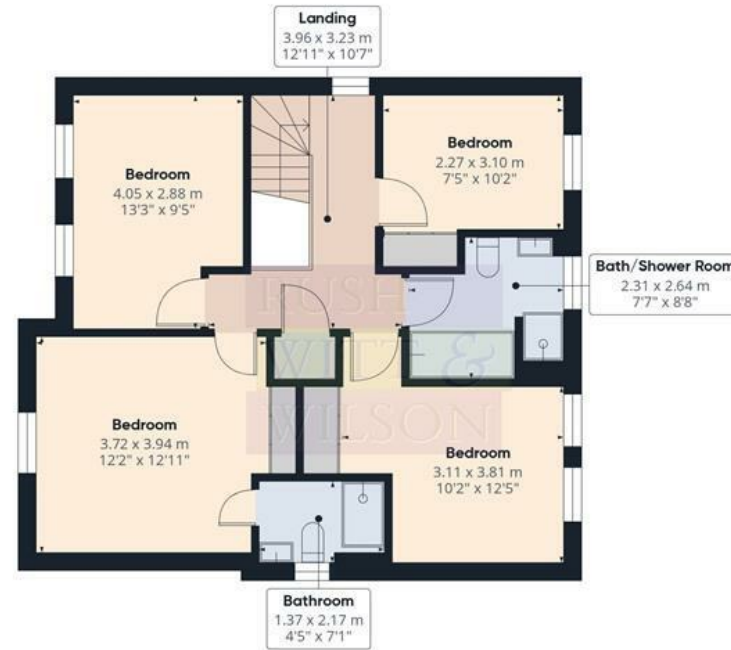


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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

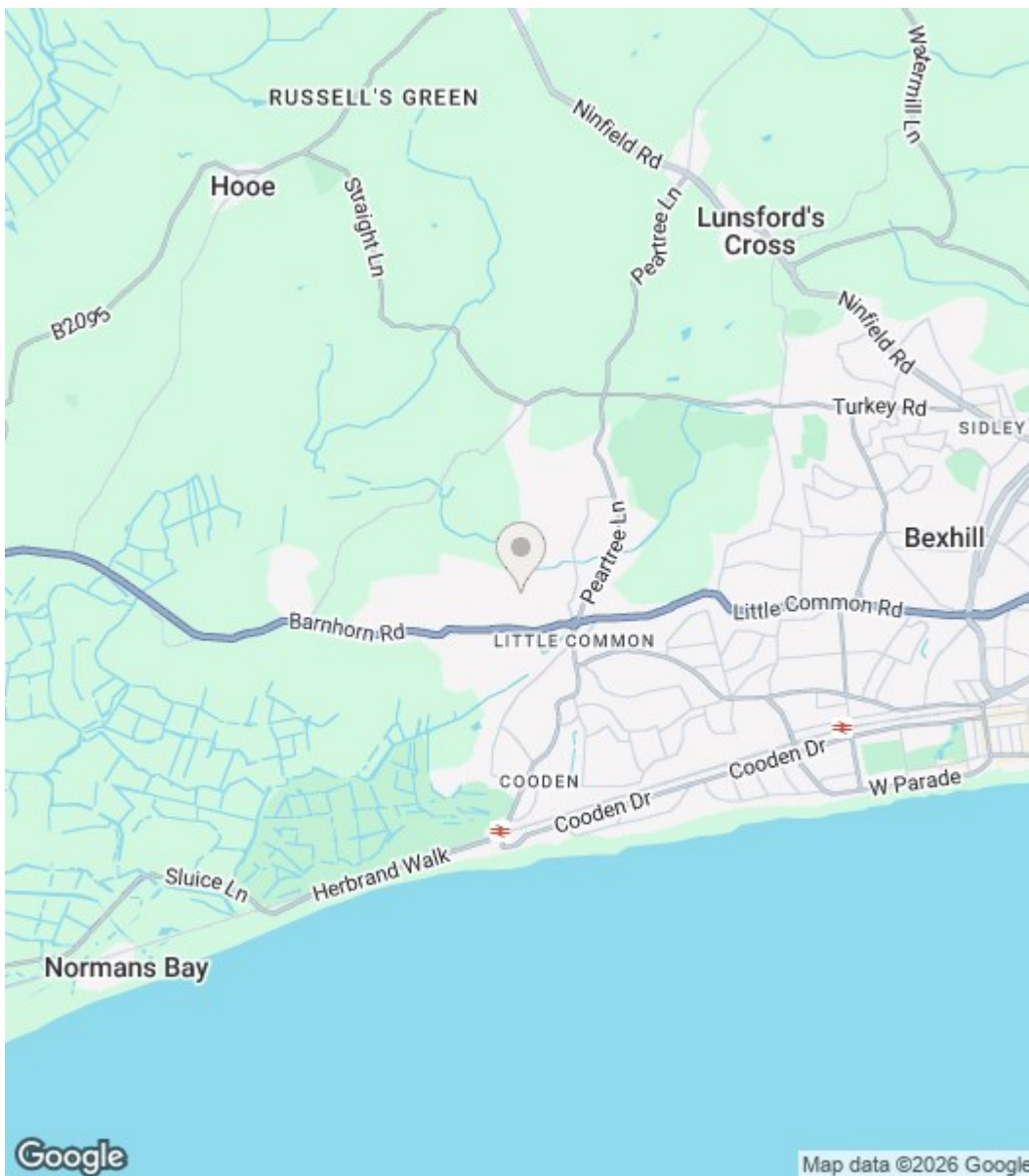
Approximate total area⁽¹⁾

151.3 m²
1630 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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 - F

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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