



**9 Mansell Close,  
Bexhill-On-Sea, East Sussex TN39 4XA  
£550,000**

\* SOLD PRIOR TO PRESS, PLEASE REGISTER AT RUSH WITT & WILSON BEXHILL FOR ALL NEW PROPERTY ALERTS  
\* A three bedroom detached bungalow with detached garage, two bathrooms, refurbished and presented to a high standard offering modern living accommodation, gas central heating system, double glazed windows and doors, large entrance porch, private front and rear gardens, situated close to Little Common Village with its excellent range of shopping facilities and services, VACANT POSSESSION. Viewing comes highly recommended by RWW sole agents.

**Entrance Porch**

**Entrance Hallway**

**Living/ Kitchen/ Dining Room**

18' x 16'10 (5.49m x 5.13m)

**Bedroom One**

13'8 x 10'10 (4.17m x 3.30m)

**En-Suite Bathroom**

**Bedroom Two**

10'11 x 8'5 (3.33m x 2.57m)

**Bedroom Three**

8'4 x 7'5 (2.54m x 2.26m)

**Bathroom**

**Outside**

**Front Garden**

**Rear Garden**

**Detached Garage**

**Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

# FLOORPLAN COMING SOON

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(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 energy efficient - higher running costs			
England & Wales		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>			
(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			
England & Wales		EU Directive 2002/91/EC	

**RUSH  
WITT &  
WILSON**



3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk