

**RUSH  
WITT &  
WILSON**



**5 The Gorses, Bexhill-On-Sea, East Sussex TN39 3BE  
Guide Price £550,000**

**A substantial four bedroom detached house built. circa 1938, situated in the highly sought after Cooden area Bexhill. The property has excellent extension potential and is in need of some refurbishment, gas central heating system with new boiler, downstairs cloakroom, reception hall, conservatory, spacious plot size, private front, side and rear gardens, garage and off road parking, VACANT POSSESSION. Viewing comes highly recommended by RWW sole agents.**



**Reception Hall****Cloakroom****Living Room/ Dining Room**

29'7 x 11'7 (9.02m x 3.53m)

**Conservatory**

13'6 x 12'8 (4.11m x 3.86m)

**Kitchen**

13'2 x 8'9 (4.01m x 2.67m)

**First Floor Landing****Bedroom One**

12'8 x 11'8 (3.86m x 3.56m)

**Bedroom Two**

12'2 x 10'3 (3.71m x 3.12m)

**Bedroom Three**

12'1 x 8'7 (3.68m x 2.62m)

**Bedroom Four**

11'8 x 6'9 (3.56m x 2.06m)

**Bathroom****Outside****Front & Side Gardens****Rear Gardens****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







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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