

RUSH
WITT &
WILSON



10 Tiverton Drive, Bexhill-On-Sea, East Sussex TN40 2JH
Offers In Excess Of £310,000 Freehold

A three bedroom semi detached house, situated in this sought after location of Bexhill, within close proximity to Bexhill Sixth Form College, and only 0.9 miles from Bexhill Town Centre and train station, which offers direct links to London Victoria and Ashford International. Internally, the property comprises, living room, modern kitchen, cloakroom, three bedrooms and family bathroom. Other internal benefits include gas central heating system and double glazed windows and doors. Externally, the property boasts off road parking for multiple vehicles, garage and a private rear garden. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents.



Entrance Hallway

Entrance door to the front elevation, stairs rising to the first floor, doors off to the following:

Living Room

23'5 x 12'7 (7.14m x 3.84m)

Double glazed doors with views and access onto the rear garden, additional double glazed window overlooking the rear garden, two double radiators.

Kitchen

11'1 x 7'10 (3.38m x 2.39m)

A modern fitted kitchen with a range of matching wall and base level units, laminate straight edge worktop surfaces, space for freestanding cooker, extractor canopy, one and a half bowl sink with side drainer and mixer tap, integral dishwasher, tiled splashbacks, double glazed window to the front elevation.

Cloakroom/WC

Low level wc, wash hand basin with mixer tap.

First Floor

Landing

Doors off to the following:

Bedroom One

13'8 x 11'10 (4.17m x 3.61m)

Double glazed window, radiator.

Bedroom Two

11'1 x 9'10 (3.38m x 3.00m)

Double glazed window, radiator.

Bedroom Three

14'0 x 7'10 (4.27m x 2.39m)

Double glazed window, radiator.

Family Bathroom

A modern suite comprising low level wc, claw foot bath with chrome mixer tap, chrome hand held shower attachment, pedestal mounted wash hand basin with mixer tap.

Shower Room

Modern walk in shower cubicle with wall mounted shower controls, chrome shower attachment and shower head.

Outside

Front Garden

Driveway providing off road parking for multiple vehicles, area of garden laid to lawn.

Integral Garage

Up and over door.

Rear Garden

Well maintained and mainly laid to lawn with patio area suitable for alfresco dining and entertaining, comes enclosed to all sides with fencing offering privacy and seclusion.

Agents Note

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.

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).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

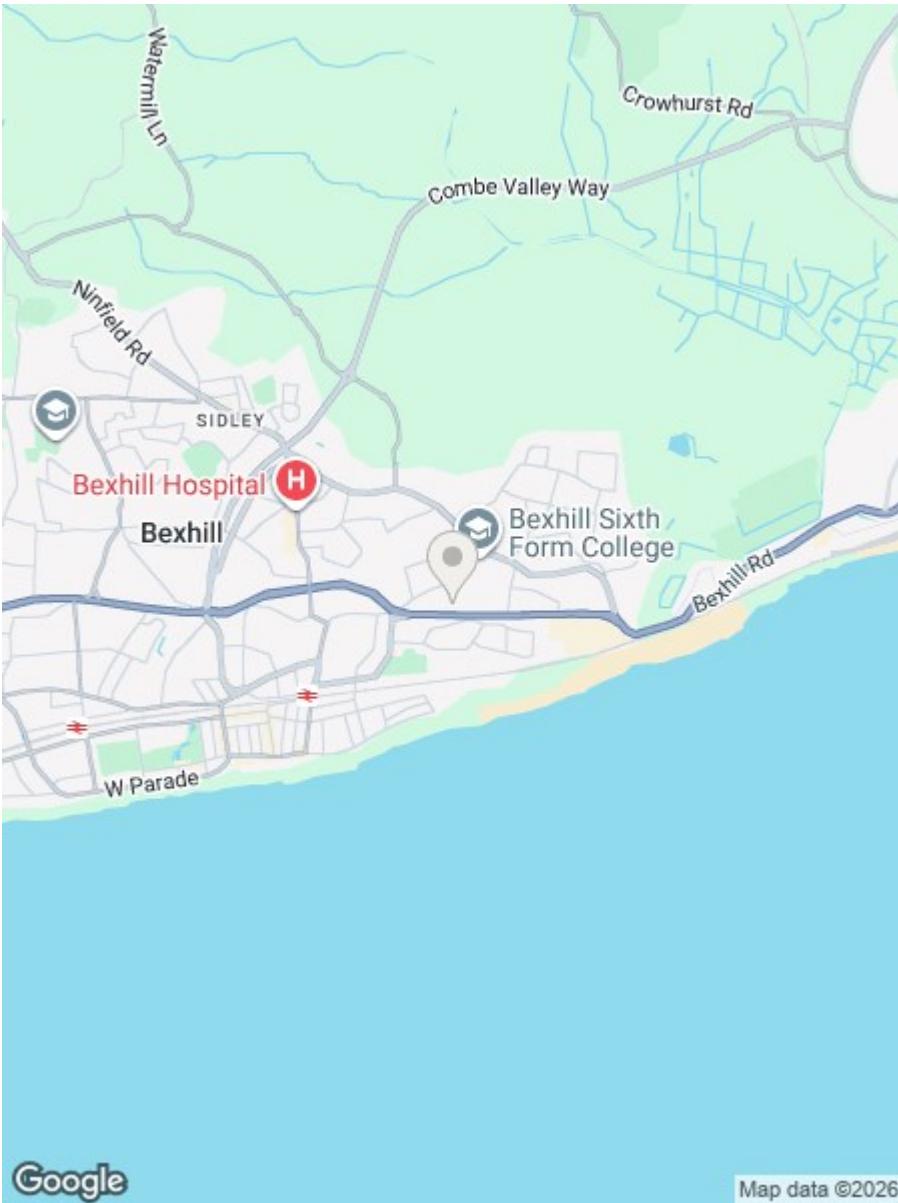
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	85
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	