

**RUSH
WITT &
WILSON**



**4 Glyne Barn Close, Bexhill-On-Sea, East Sussex TN40 2PR
£1,400 Per Month**

Nestled in a corner position this two bedroom bungalow boasts established gardens to the front and rear. Benefitting from a private driveway there is off road parking available with side access through to the rear garden. Internally a modern fitted kitchen leads onto a large conservatory overlooking to garden. Further benefits include gas central heating and double glazing. EPC rating: D

Accommodation comprises: Porch leading into entrance hall, lounge with wooden flooring and access out to garden, large kitchen with cooker, fridge freezer, washing machine and tumble dryer included, conservatory with double doors out to garden, two double bedrooms the master benefitting from built in wardrobes, bathroom with separate shower and bath. Externally the garden boasts numerous areas of established planting, a seating area and a large area perfect for growing vegetables. Terms: £1400 deposit, 1st months rent in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon

successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call (01424) 225588. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697)

Entrance Hallway

Lounge

Kitchen

Conservatory

Master Bedroom

Double Bedroom

Bathroom

Agents note

These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any

measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required. Further information on broadband and mobile coverage and speeds can be found at Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/ According to the gov.uk website the property is located in an area at low or very low risk of flooding.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
<div> <div></div> <div>59</div> </div>			<div> <div></div> <div>77</div> </div>		
Enland & Wales			Enland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





