

**RUSH  
WITT &  
WILSON**



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WITT &

**37 Salisbury Road, Bexhill-On-Sea, East Sussex TN40 2AD  
£269,995 Freehold**

## About this property

A well presented three bedroom end of terrace house comprising, large entrance hallway, living room/dining room, modern fitted kitchen/breakfast room/downstairs bathroom, three double bedrooms and additional shower room suite to the first floor. Other internal benefits include gas central heating system and double glazed windows and doors throughout.

Externally, the property boasts a low maintenance rear garden, which comes laid with patio, enclosed to all sides with fencing, providing privacy and seclusion.

The property comes situated in this sought after residential location of Bexhill, within close proximity to Bexhill Town Centre, offering a wide range of amenities, Bexhill Train Station and Bexhill Seafront.

Viewing comes highly recommended by Rush, Witt & Wilson Sole agents.









Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

102.3 m<sup>2</sup>  
1099 ft<sup>2</sup>

**Reduced headroom**

1.5 m<sup>2</sup>  
17 ft<sup>2</sup>

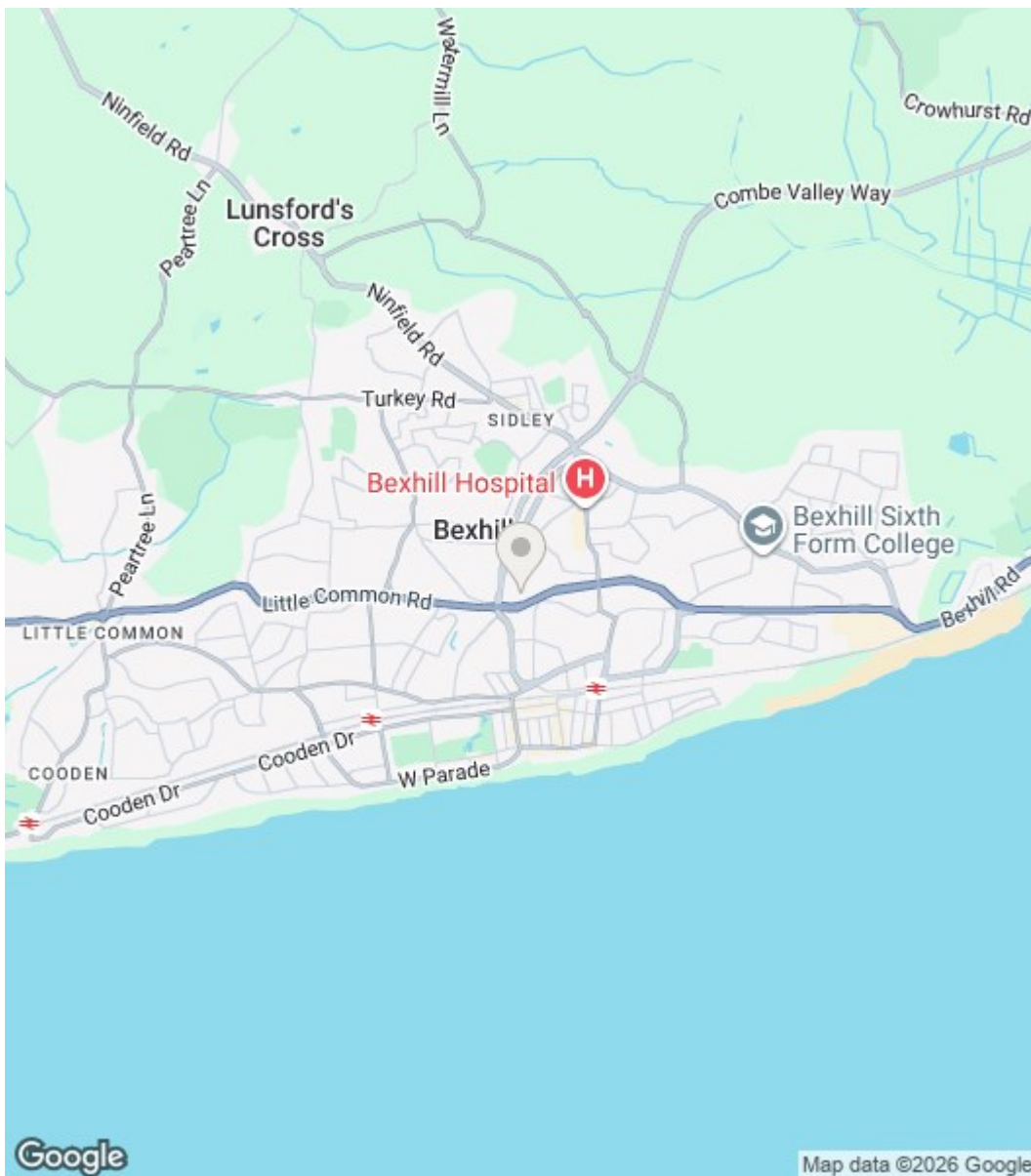
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - B

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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