

**RUSH
WITT &
WILSON**



2 The Shrublands, Bexhill-On-Sea, East Sussex TN39 3SJ
Offers In Excess Of £475,000 Freehold

About this property

An impressive extended three bedroom detached family house comprising entrance hallway, living room, dining room, sun room, fitted kitchen, downstairs w.c, lean to/ utility, three double bedrooms, modern fitted shower room and separate modern fitted bathroom suite. Other internal benefits include gas central heating system via a newly installed boiler and double glazed windows and doors throughout.

Externally, the property boasts off road parking, garage and an extensive corner plot rear garden, which comes enclosed to all sides with fencing, providing privacy and seclusion, side access is available, patio areas suitable for 'Alfresco dining'.

The property is situated in the heart of Cooden, within close proximity to local transport routes, the seafront, The Cooden Beach Hotel, Cooden Golf Club & Cooden Tennis Club.

Viewings are highly recommended by Rush, Witt & Wilson sole agents.









Floor 0



Floor 1



Approximate total area⁽¹⁾

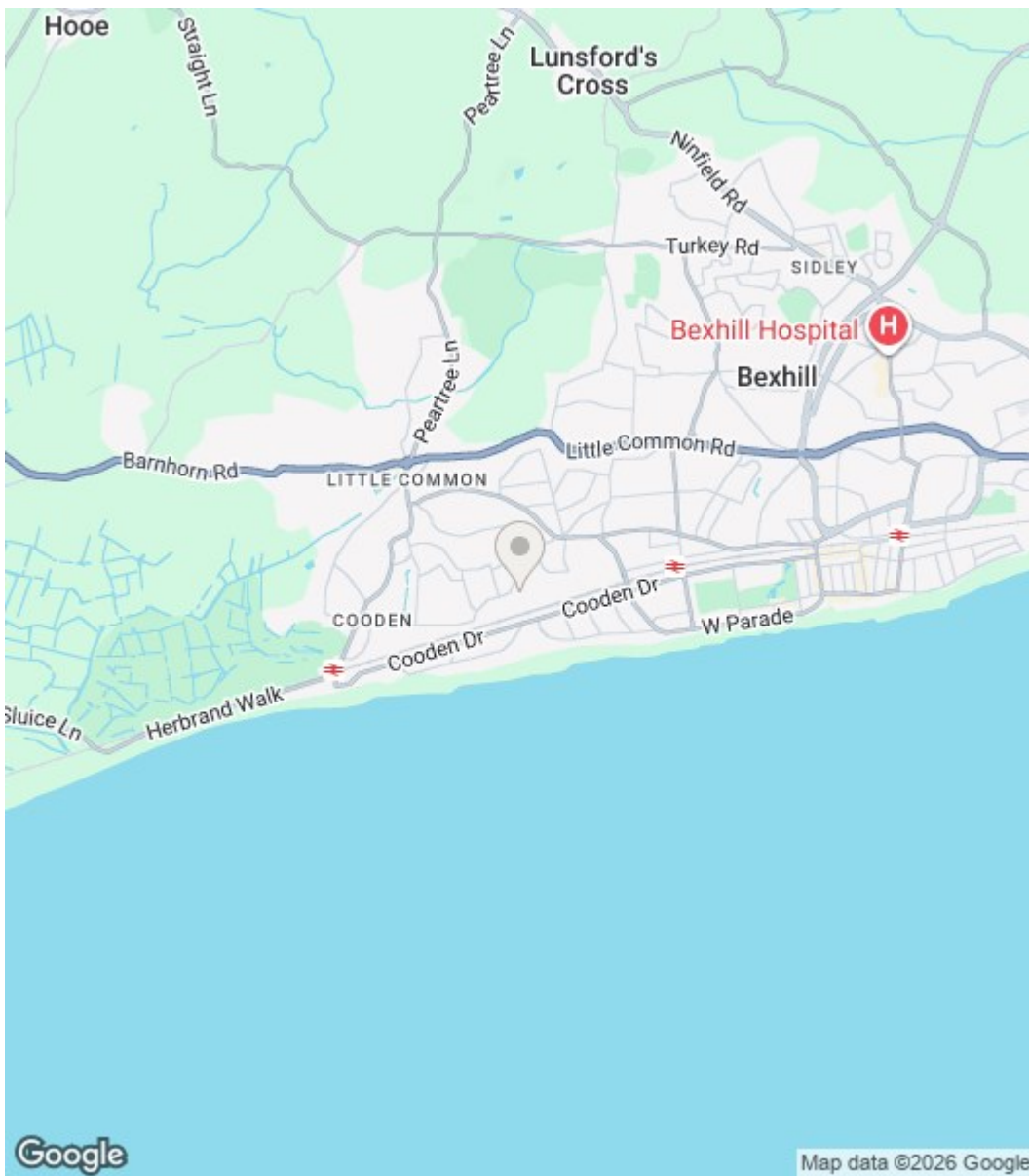
140.7 m²

1514 ft²

(1) Excluding balconies and terraces

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	79
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) 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 	

Council Tax Band - E

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:

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