

**RUSH
WITT &
WILSON**



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WITT &

14 Cherry Tree Gardens, Bexhill-On-Sea, East Sussex TN40 2QL
Offers In Excess Of £400,000 Freehold

About this property

A beautifully presented two bedroom detached bungalow comprising entrance inner porch, entrance hallway, two double bedrooms, large living/dining room, modern fitted kitchen and modern fitted bathroom suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout.

Externally, the property boasts off road parking for multiple vehicles, and well maintained private rear garden, which is mainly laid to lawn with raised decking area suitable for 'Alfresco dining', a detached timber framed outbuilding, currently used as a bar but can be used for home office use etc, with power and light connected.

The property is situated in a sought after residential location of Bexhill, within close proximity to local amenities and public transport routes.

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







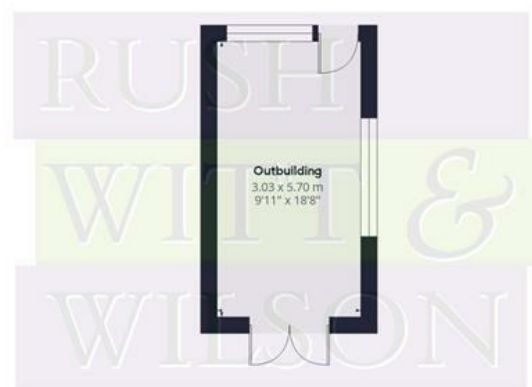


Floor 0 Building 1

Approximate total area⁽¹⁾

110.9 m²

1193 ft²

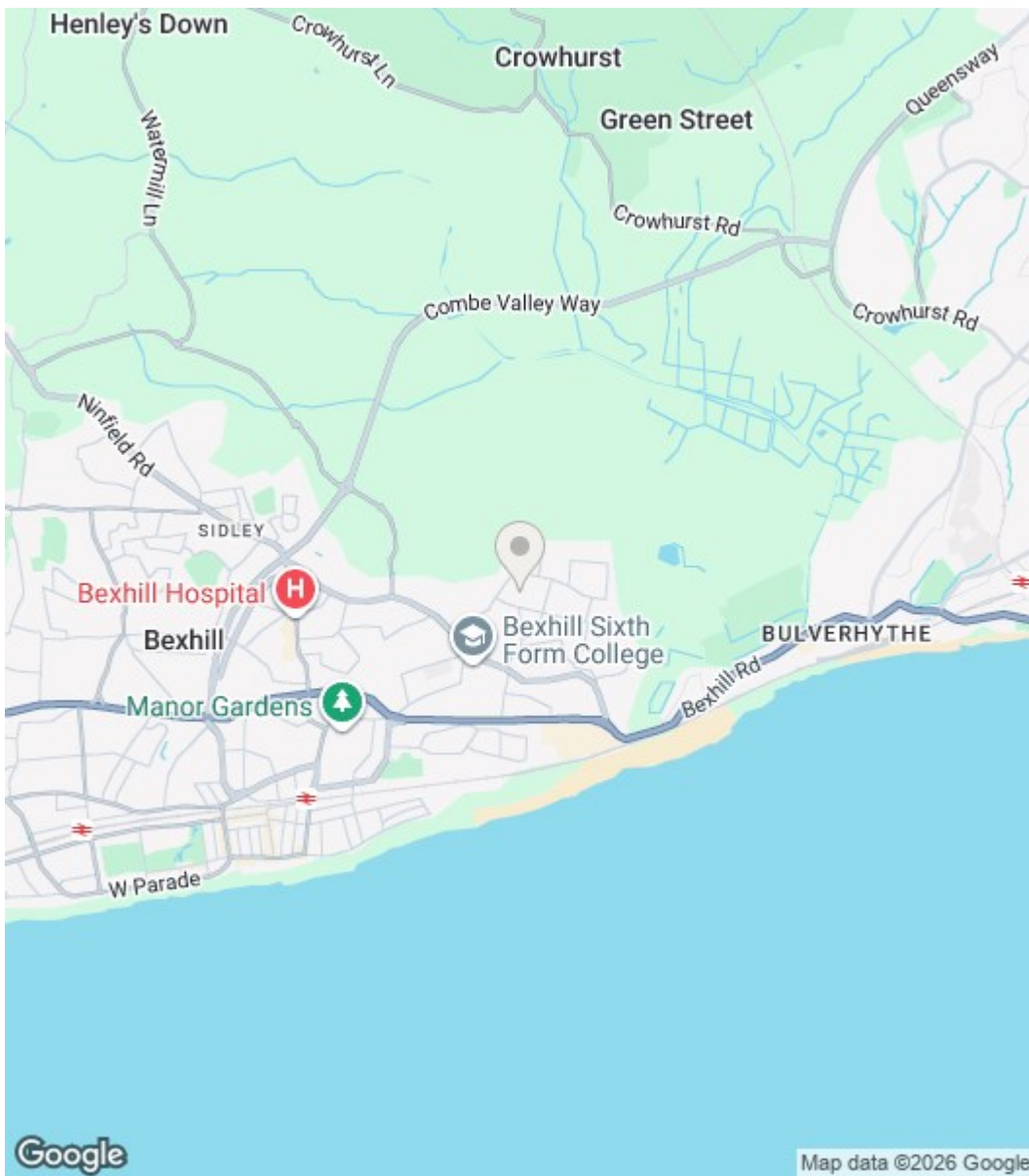


Floor 0 Building 2

(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		
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 - D

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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