

**RUSH  
WITT &  
WILSON**



**27 Landsdowne Way, Bexhill-On-Sea, East Sussex TN40 2UJ**  
**£525,000 Freehold**

## About this property

A stunning detached family home, presented to an extremely high standard by the current vendors, comprising, entrance hallway, lounge with doors leading to rear garden, dining room, downstairs study, downstairs cloakroom, modern kitchen, utility room, four bedrooms to the first floor, with the main benefiting from an en-suite and a separate family bathroom. Other internal benefits include gas central heating system via a combination boiler and double glazed windows and doors and an intruder alarm.

Externally, the property boasts a driveway providing off road parking for multiple vehicles, double garage with two individual electric roller doors, power and light, front garden and a rear garden which is enclosed to all sides with fencing, and laid with bark and a low maintenance lawn and a patio area suitable for 'alfresco dining', garden power sockets and external lighting.

The property is situated in this highly sought after residential location of Bexhill, within close proximity to education facilities, Ravenside retail centre with its wide range of amenities, and approx. 0.90 miles from Bexhill town centre, Bexhill train station and Bexhill seafront.

Viewing comes highly recommended by Rush, Witt & Wilson Bexhill.







RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



RUSH  
WITT &  
WILSON



**Floor 0**

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

137.7 m<sup>2</sup>  
1484 ft<sup>2</sup>



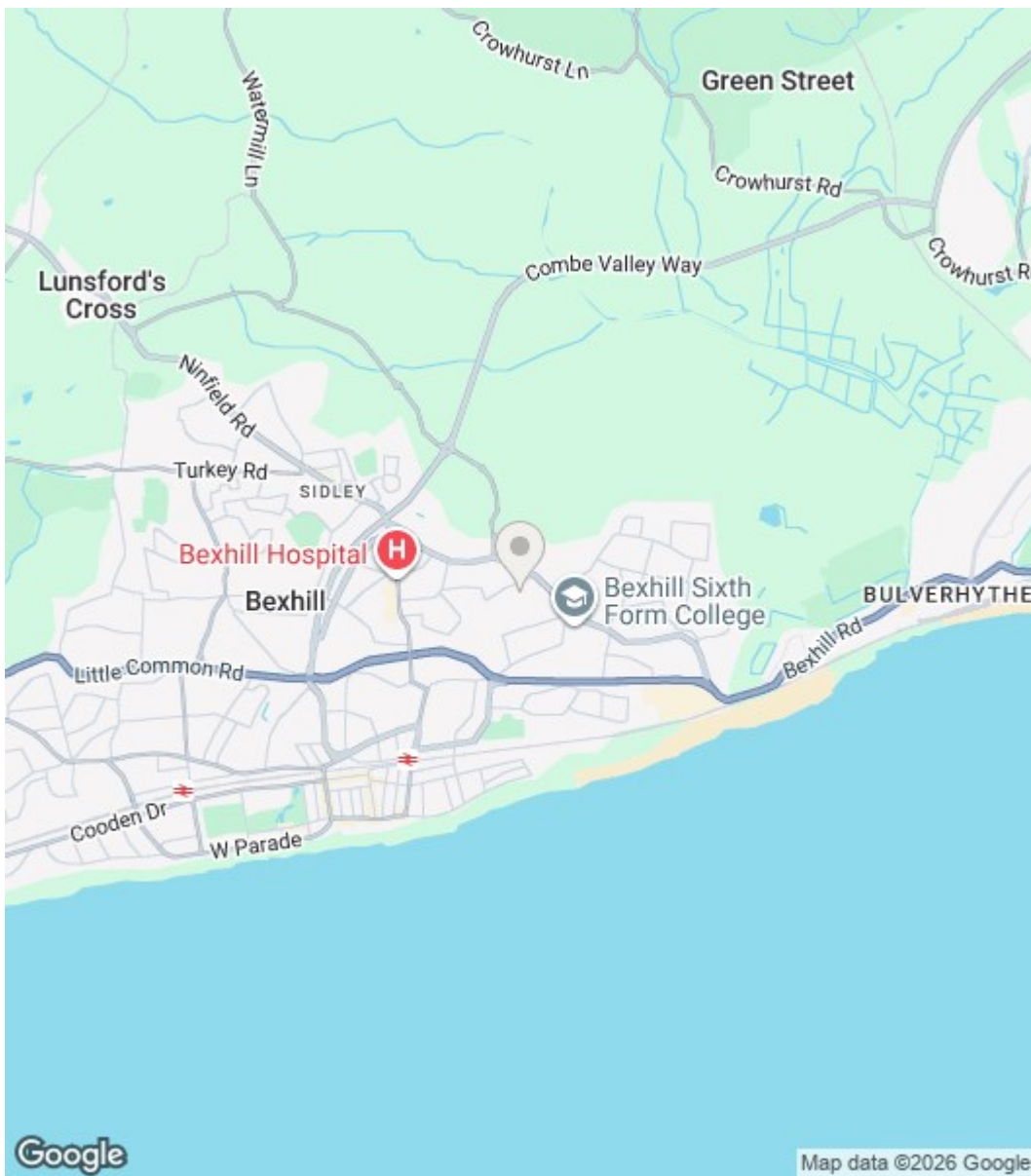
**Floor 1**



(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		84
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(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 - 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:

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.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**