

**RUSH  
WITT &  
WILSON**



**2 Roedean Close, Bexhill-On-Sea, East Sussex TN39 4HR  
Guide Price £425,000 Freehold**

## About this property

A beautiful detached bungalow, tastefully decorated by the current vendors, comprising, large entrance porch, hallway, dual aspect living room, modern fitted kitchen/breakfast room, conservatory, two double bedrooms, shower room and separate wc. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout.

Externally, the property boasts a driveway providing off road parking for multiple vehicles, a beautifully landscaped front garden, garage, and a stunning, well maintained rear garden, which is mainly laid to lawn with various plants and shrubs, thoughtfully positioned patio areas, suitable for 'Alfresco dining', greenhouse, and a timber framed garden shed. The garden is enclosed to all sides, providing privacy and seclusion and side access is available to both sides.

The property is situated in this sought after residential location of Bexhill, whilst only being approx. 1.2 miles to Little Common Village, with its wide range of local amenities. The property is a short drive from Bexhill town centre, Bexhill train station and Bexhill's seafront, with public transport available near by.

Viewings are highly recommended by Rush, Witt & Wilson Sole Agents.









Floor 0 Building 1



Floor 0 Building 2

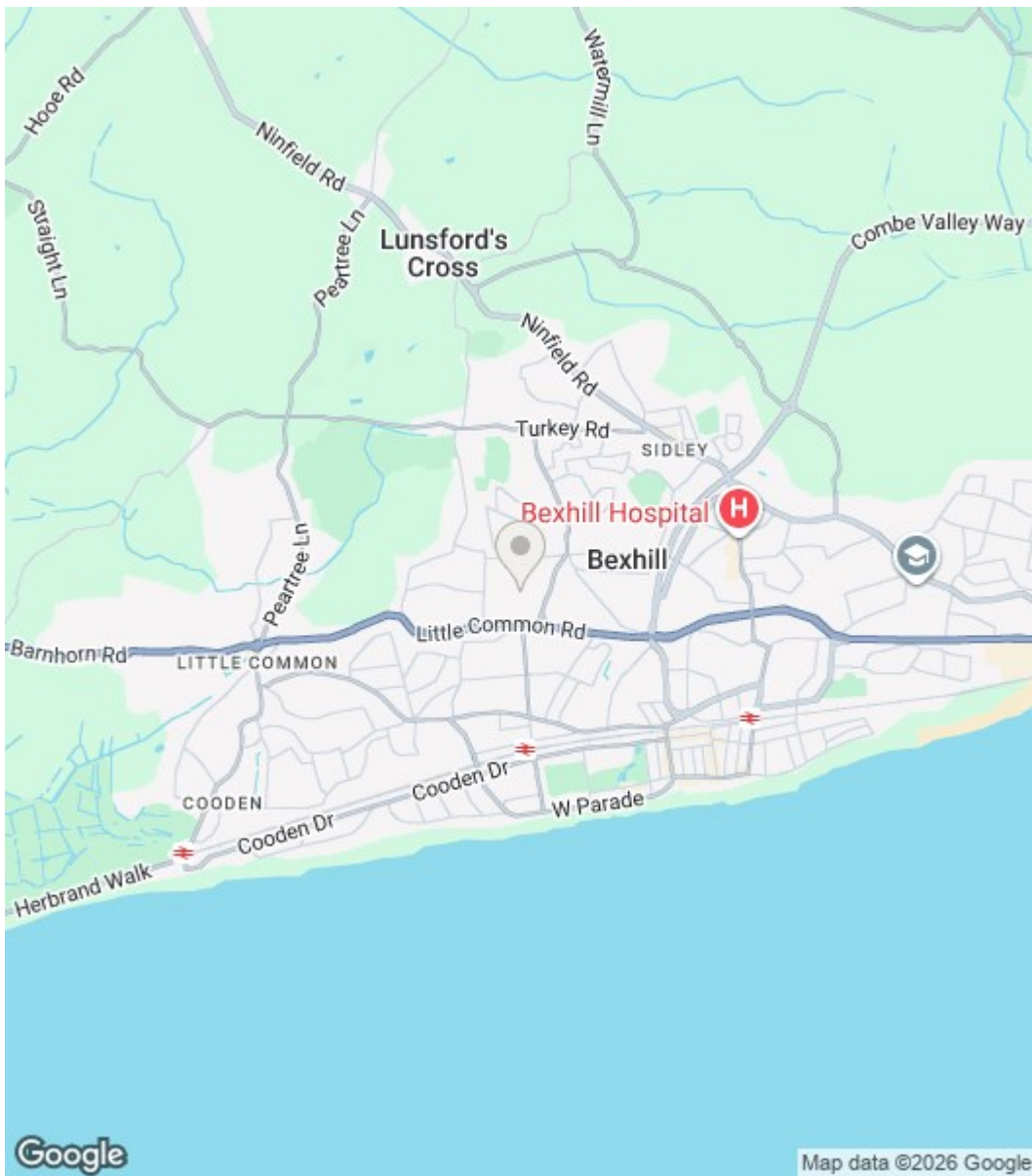
Approximate total area<sup>(1)</sup>

111.8 m<sup>2</sup>  
1204 ft<sup>2</sup>

(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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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