

**RUSH
WITT &
WILSON**



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WITT &

6 Summer Hill Road, Bexhill-On-Sea, East Sussex TN39 4LN
Offers In Excess Of £400,000 Freehold

About this property

This exceptionally well-presented link-detached chalet bungalow offers bright, spacious and versatile accommodation, ideally situated in the sought-after West Bexhill area.

The property comprises three generously proportioned double bedrooms, a spacious living/dining room, modern fitted kitchen, contemporary bathroom and separate wc. Further benefits include gas-fired central heating system and double-glazed windows throughout. The main bedroom comes with an en-suite wc.

Externally, the property is complemented by beautifully maintained front and rear gardens, providing attractive private outdoor space. A generous driveway offers off-road parking for multiple vehicles, together with the added benefit of a single garage with electric door.

Situated in a quiet and popular residential location, the property is ideally placed for those seeking a peaceful home while remaining within easy reach of Bexhill's amenities and local facilities.

An excellent opportunity to acquire a spacious and versatile chalet bungalow in a highly regarded area. Viewing comes highly recommended by RWW sole agents to fully appreciate the accommodation, gardens and location on offer.







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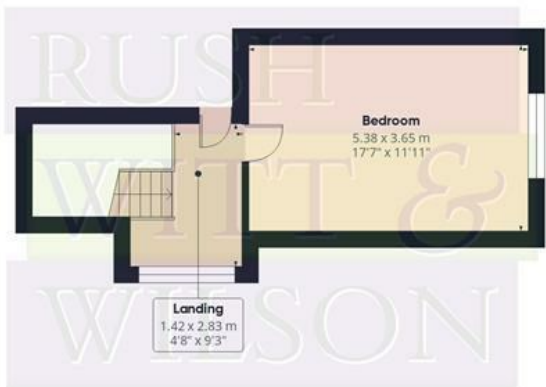
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Floor 0



Floor 1



Approximate total area⁽¹⁾

139.3 m²
1501 ft²

Reduced headroom

0.1 m²
1 ft²

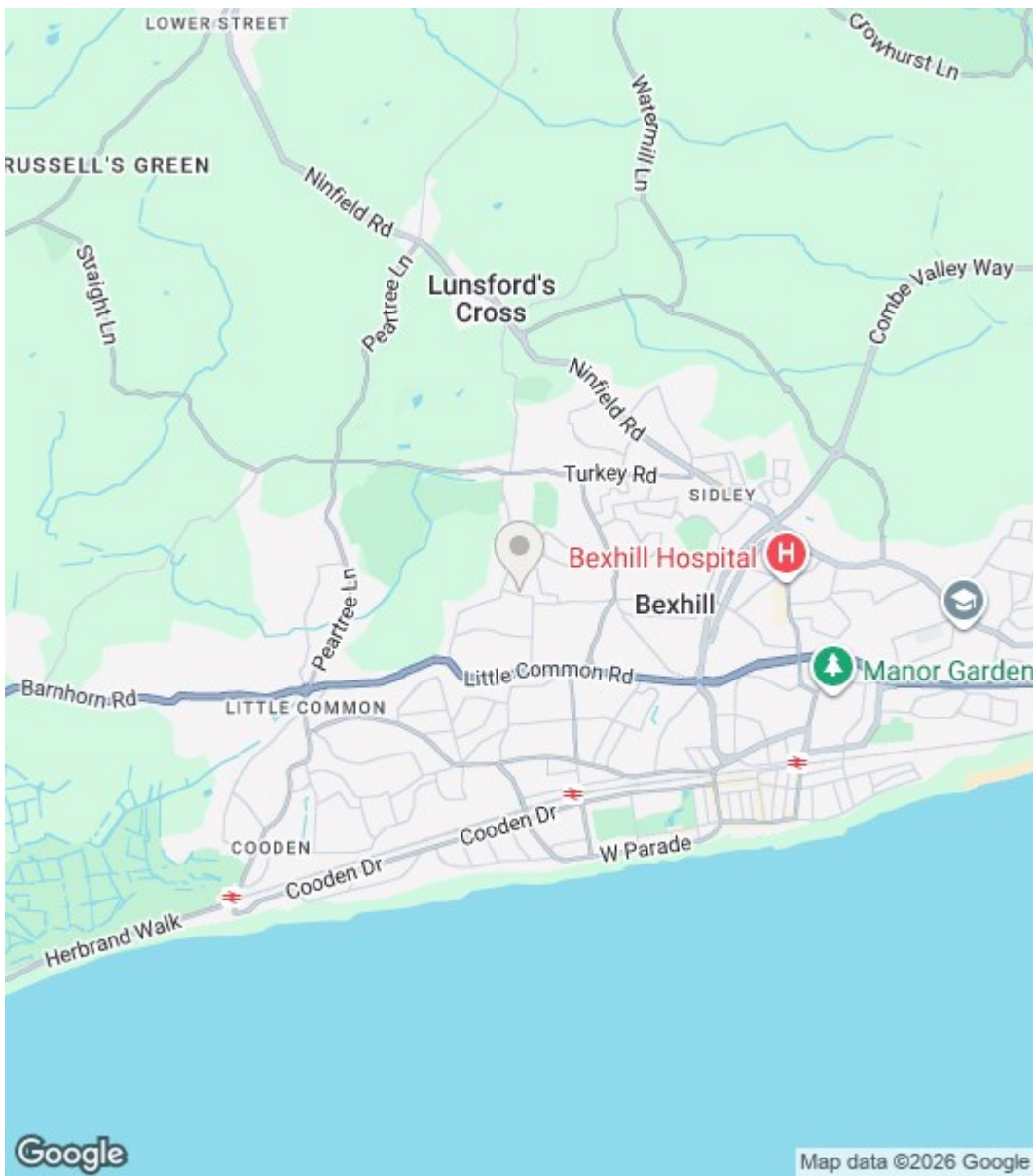
(1) Excluding balconies and terraces

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		
(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 - 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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4. VAT: The VAT position relating to the property may change without notice.
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