

**RUSH
WITT &
WILSON**



RUSH
WITT &

9 Pages Lane, Bexhill-On-Sea, East Sussex TN39 3RD
Offers In Excess Of £599,000 Freehold

About this property

A charming detached family home with lots of character and is presented to an extremely high standard by the current vendors comprising entrance porch, downstairs shower room, study, entrance hallway, dining room, fitted kitchen/breakfast room, utility room, living room, conservatory, four bedrooms and family bathroom suite. Other internal benefits include gas central heating system and double glazed windows and doors throughout.

Externally, the property boasts off road parking for multiple vehicles via a driveway, and a beautifully maintained and landscaped rear garden which is mainly laid to lawn with vegetable patch, two timber framed garden sheds, patio area suitable for 'Alfresco dining' and backing on to stunning allotments and wonderful views of stunning trees and woodlands.

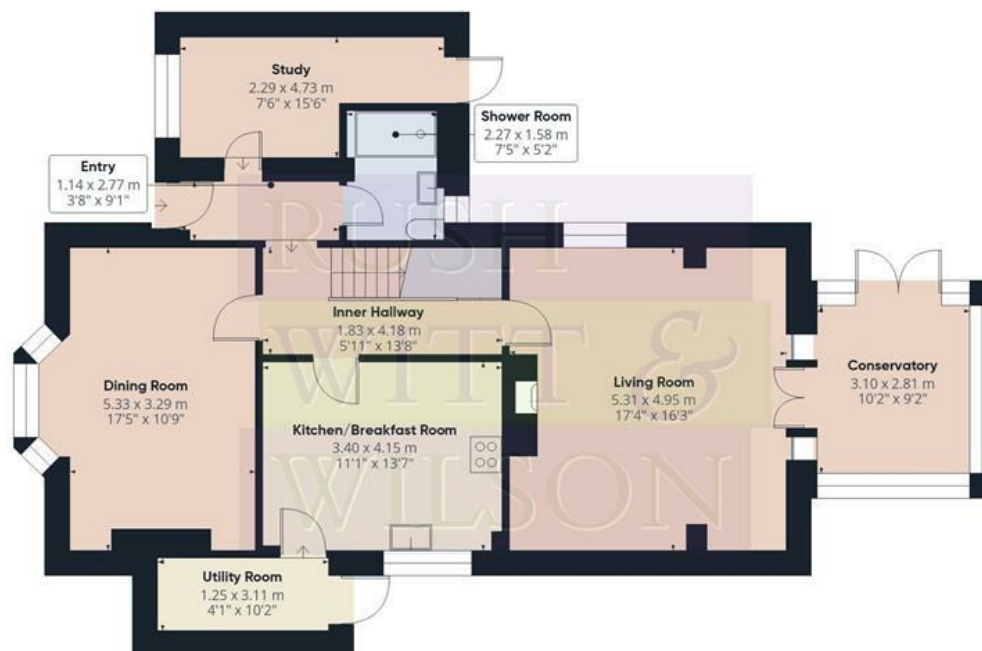
The property is situated in this highly sought after location of Bexhill, within close proximity to stunning woodland, Collington train station, seafront, and within easy access of Bexhill Town Centre or Little Common Village via public transport routes if required.

Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents.









Floor 0

Approximate total area⁽¹⁾

146.4 m²

1575 ft²



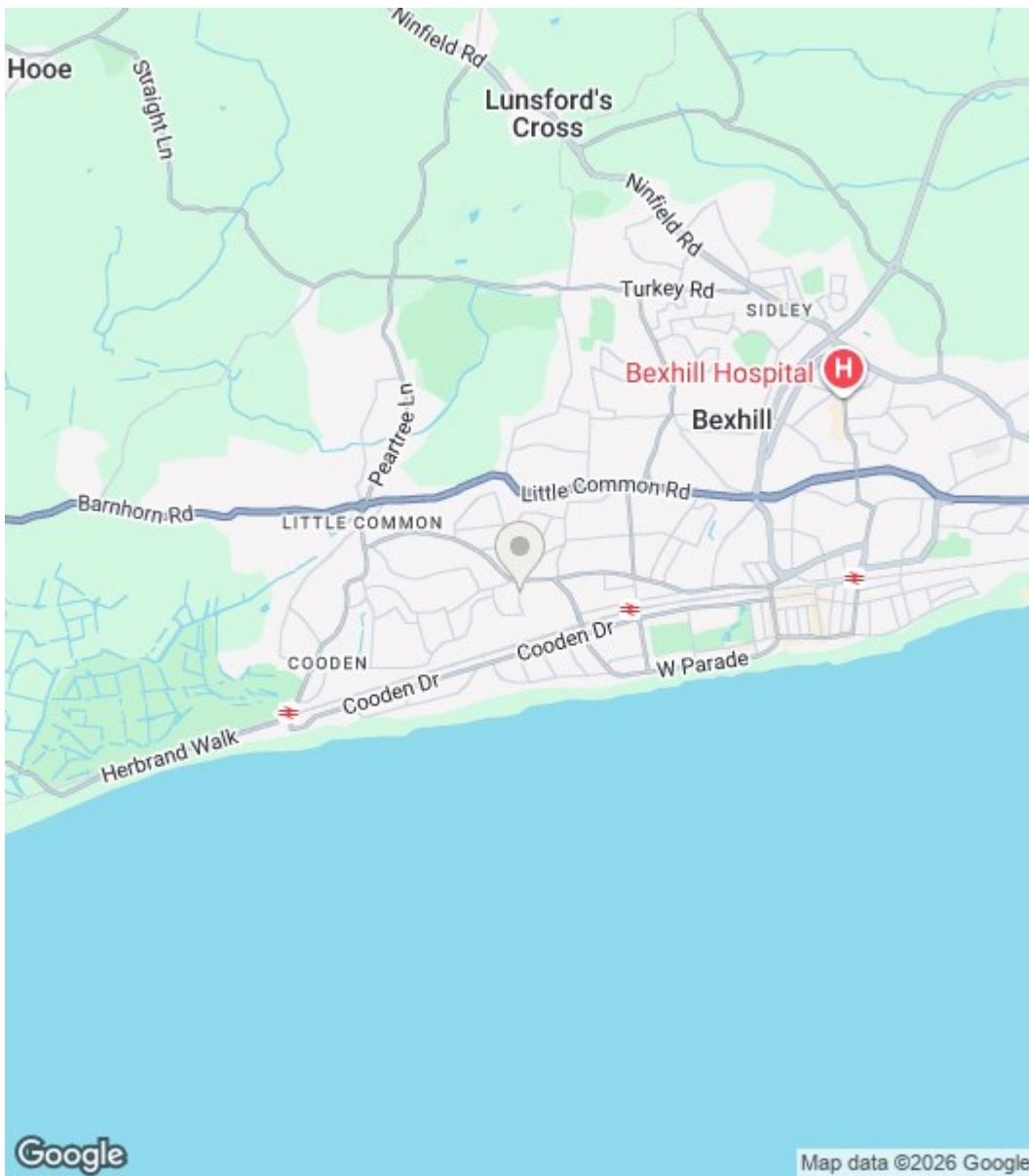
Floor 1

(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		
(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 - F

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**