

**RUSH
WITT &
WILSON**



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WITT &

14 Linden Road, Bexhill-On-Sea, TN40 1DN
Guide Price £399,500 Freehold

About this property

A substantial terraced family house, set across three floors, renovated to a beautiful standard by the current vendors, comprising large entrance hallway, living room, dining room, modern fitted kitchen, conservatory, five double bedrooms, downstairs shower room, separate w/c & bathroom. Other internal benefits include gas central heating system, double glazed windows and doors, wash hand basin in three bedrooms, ample storage facilities, and stunning ornate fire places throughout.

Externally, the property boasts a well maintained private rear garden, mainly laid to lawn, with patio area suitable for alfresco dining, enclosed to all sides providing privacy and seclusion.

The property comes conveniently located in this town centre location, within a stones throw of Bexhill seafront, the famous De La Warr Pavilion, Bexhill train station and local amenities such as shops, cafes, coffee shops & restaurants.

Offered with NO CHAIN, viewing comes highly recommended by Rush, Witt & Wilson Sole Agents.





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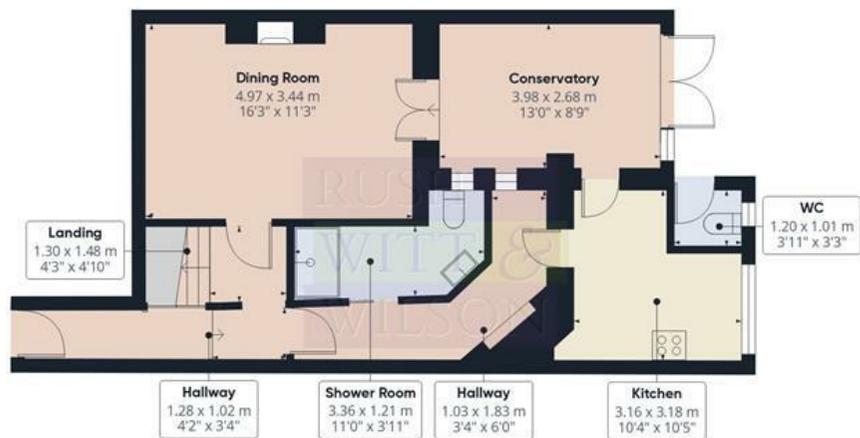
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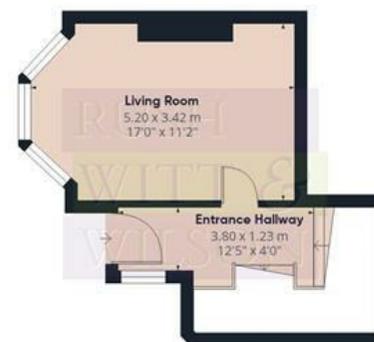
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Floor 0



Floor 0 1/2



Floor 1



Floor 2

Approximate total area⁽¹⁾

163.7 m²

1762 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

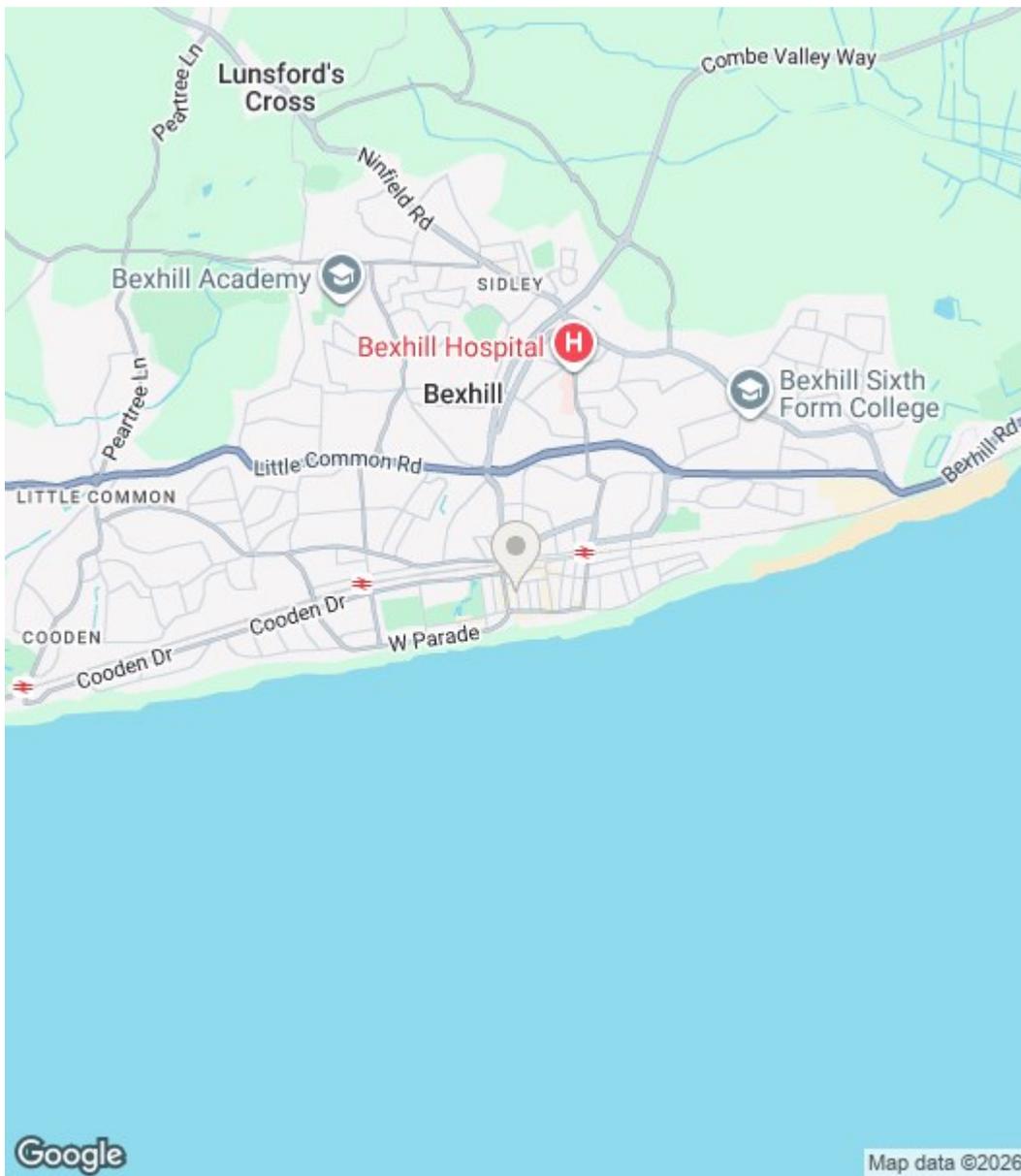
Reduced headroom

..... 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		61	80
(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:

- 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).
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- 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.
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