

**RUSH
WITT &
WILSON**



18 Cherry Tree Gardens, Bexhill-On-Sea, East Sussex TN40 2QL
£460,000 Freehold

About this property

A beautifully presented three bedroom detached bungalow in a quiet cul-de-sac, which has been extensively renovated to create a stylish and versatile home. The accommodation comprises of a spacious entrance hall which leads through to an impressive open plan kitchen/living/dining room with bi-folding doors into the rear garden. The kitchen enjoys modern fitted units, integrated appliances and a built-in breakfast bar, whilst the living space offers ample room for a full dining table. There are three double bedrooms with the principle benefiting from a modern shower room, together with the family bathroom, with bath and shower over, and a serviced utility cupboard. Externally, the rear garden offers a large patio area perfect for outdoor dining and entertaining followed by an expanse of lawn, whilst to the front there is a low maintenance garden and off road parking for multiple vehicles. Presented to a high standard throughout and occupying a popular residential position close to local amenities, schools and public transport links in Bexhill, this property would make a fantastic family home, chain free.

Planning permission has also been granted for a loft conversion (RR/2025/1671/P)









Approximate total area⁽¹⁾

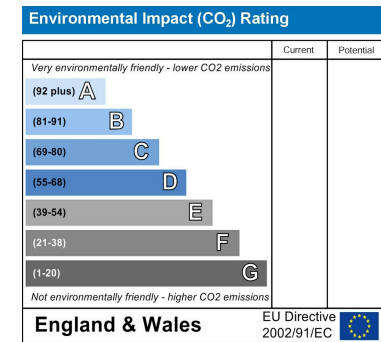
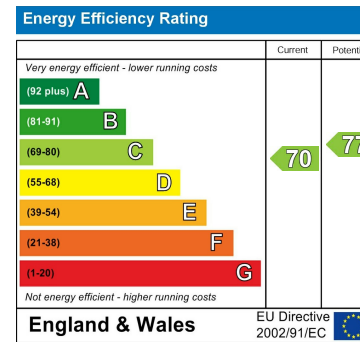
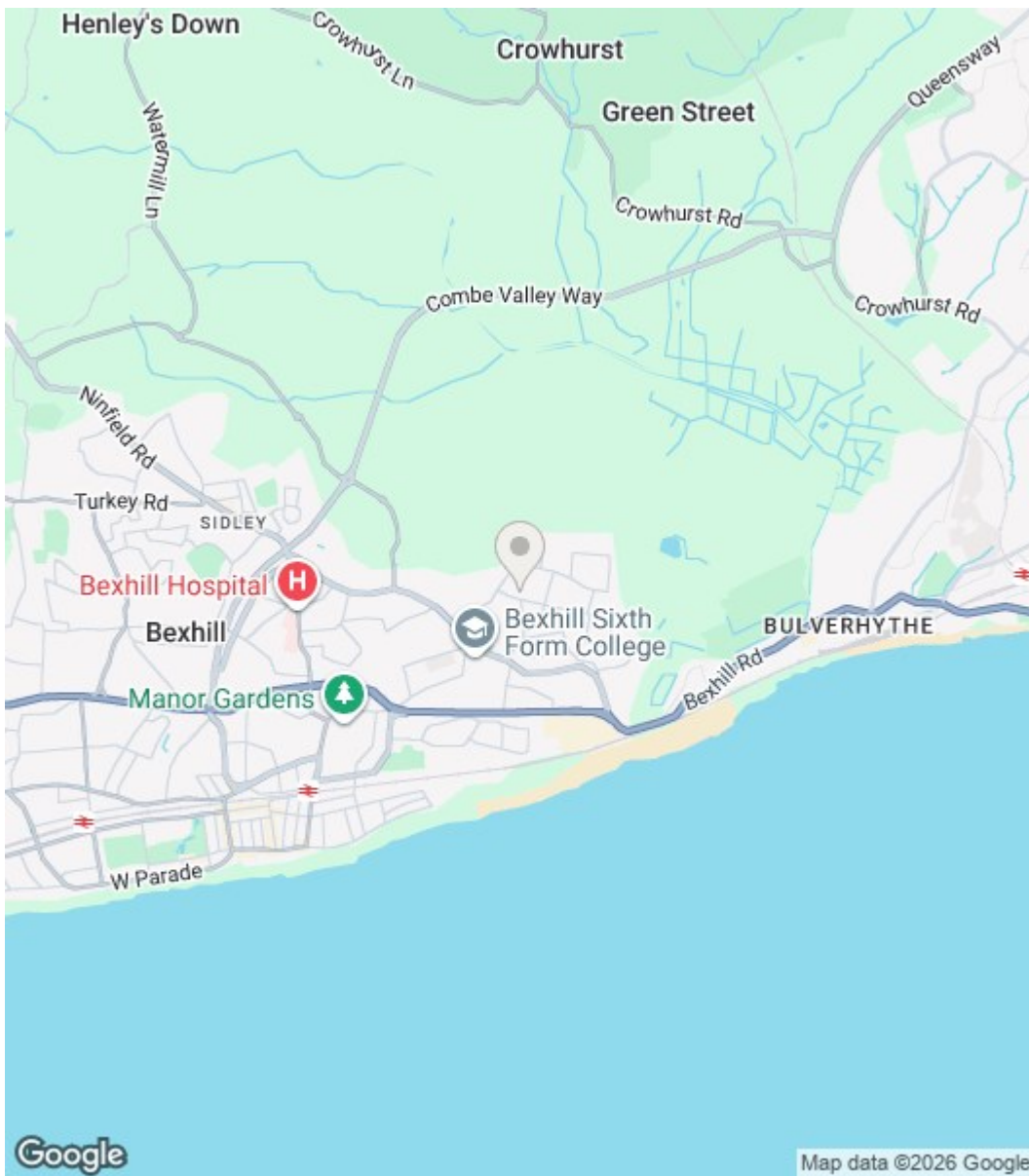
81.1 m²
873 ft²

(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





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:

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**