

**RUSH
WITT &
WILSON**



8 College Road, Bexhill-On-Sea, East Sussex TN40 1TG
£375,000 Freehold

About this property

An opportunity to acquire this spacious detached three bedroom bungalow comprising, entrance porch, entrance hallway, living/dining room, modern fitted kitchen, three bedrooms and modern shower room suite. Other internal benefits include gas central heating to radiator, double glazed windows and doors throughout as well as solar panels.

Externally, the property boasts off road parking for multiple vehicles, garage and a private rear garden which is mainly laid to lawn and enclosed to all sides, with side access available.

The property is situated in the popular Penland Wood location, within close proximity to local amenities and public transport routes.

Viewings are highly recommended by Rush, Witt & Wilson sole agents.









Approximate total area⁽¹⁾

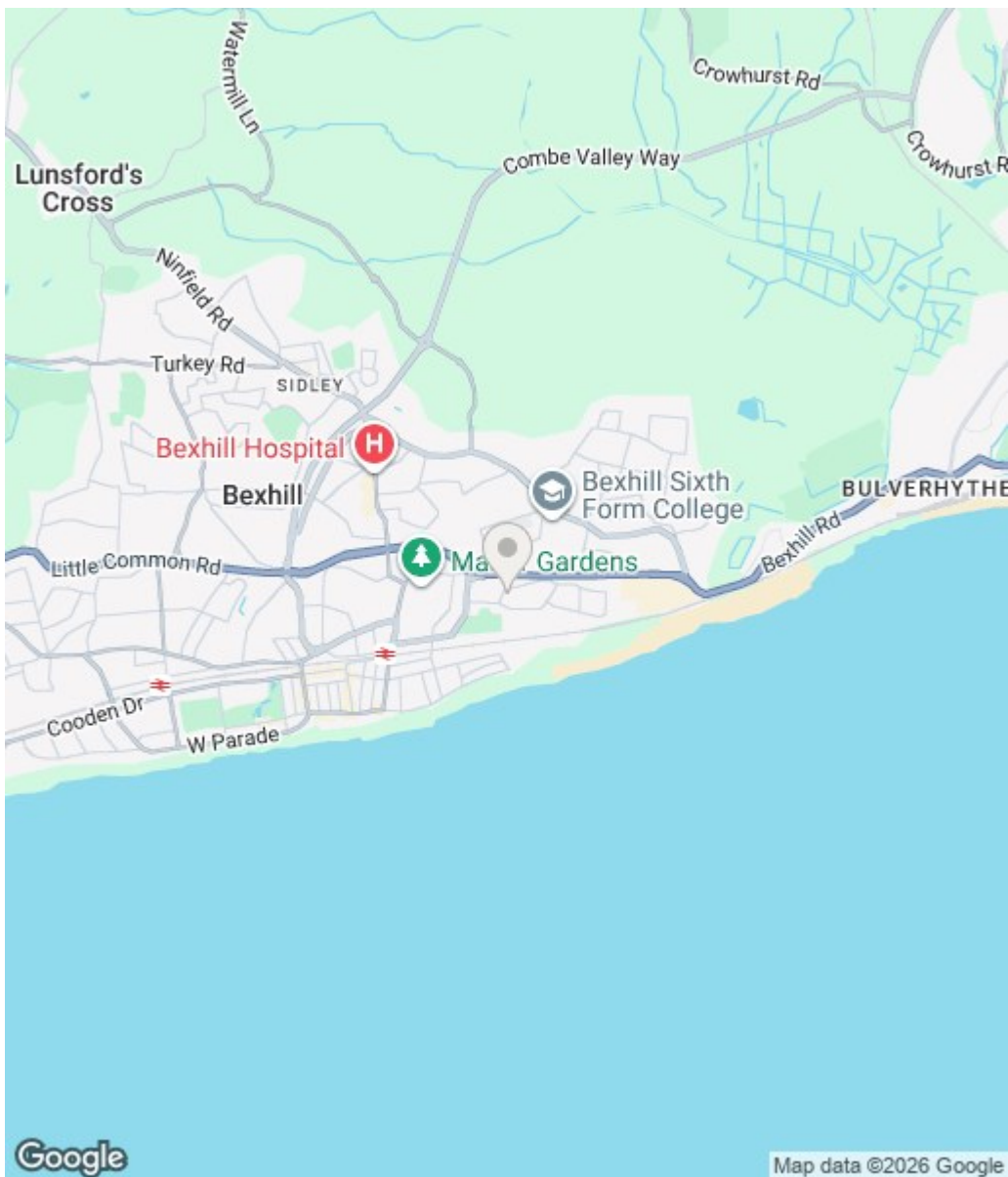
86.2 m²
930 ft²

(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





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	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	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:

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).
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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

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