

**RUSH  
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**18 Fairfield Chase, Bexhill-On-Sea, East Sussex TN39 3YD**  
**Offers In Excess Of £499,000 Freehold**

## About this property

An impressive three double bedroom detached bungalow, presented to an extremely high standard by the current vendors comprising, entrance porch, entrance hallway, dual aspect living room, modern fitted kitchen/dining room with utility room, modern fitted family bathroom and modern fitted en-suite to the principle bedroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout installed approx. two years ago.

Externally, the property boasts off road parking for multiple vehicles, detached double garage, and private front and rear gardens, with the rear garden coming beautifully maintained and landscaped, with patio areas suitable for 'Alfresco dining', and the rest coming mainly laid to lawn with various plants, shrubs and small trees. The garden comes enclosed to all sides, and side access is available.

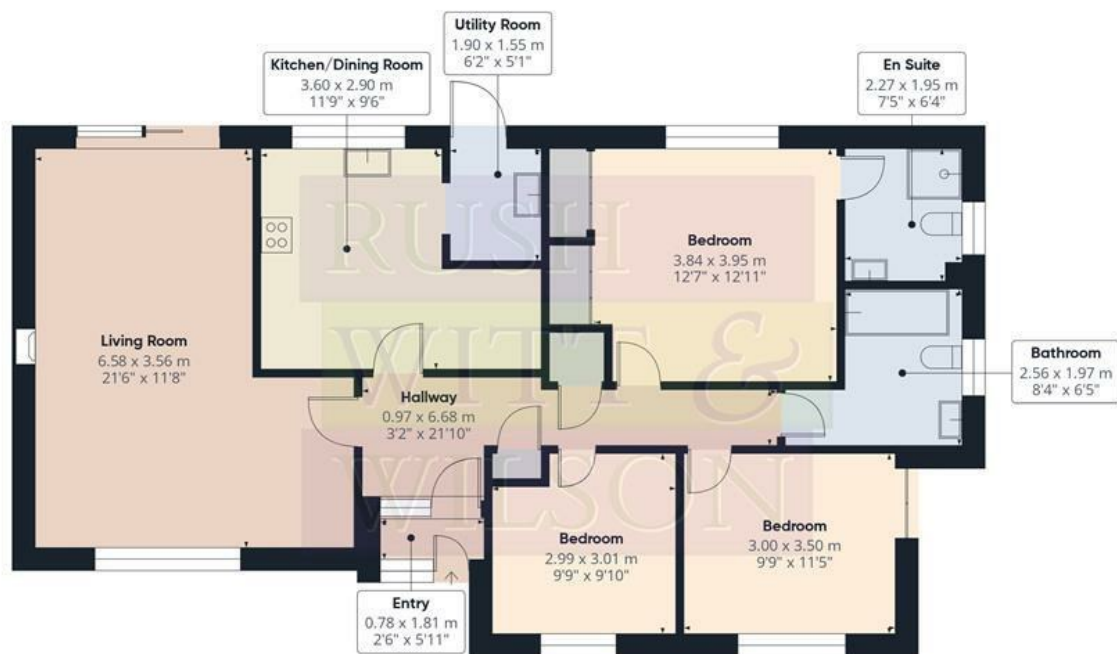
The property is situated in this highly convenient location of Bexhill, within close proximity to local amenities and public transport.

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

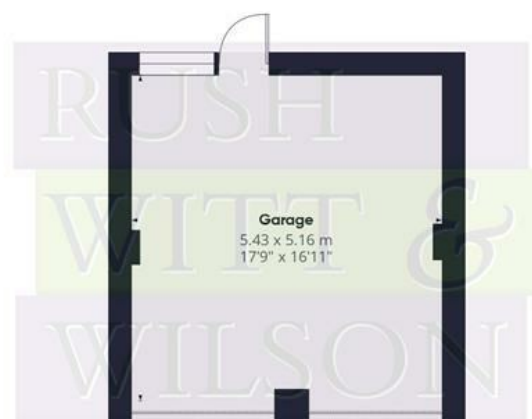








**Floor 0 Building 1**



**Floor 0 Building 2**

**Approximate total area<sup>(1)</sup>**

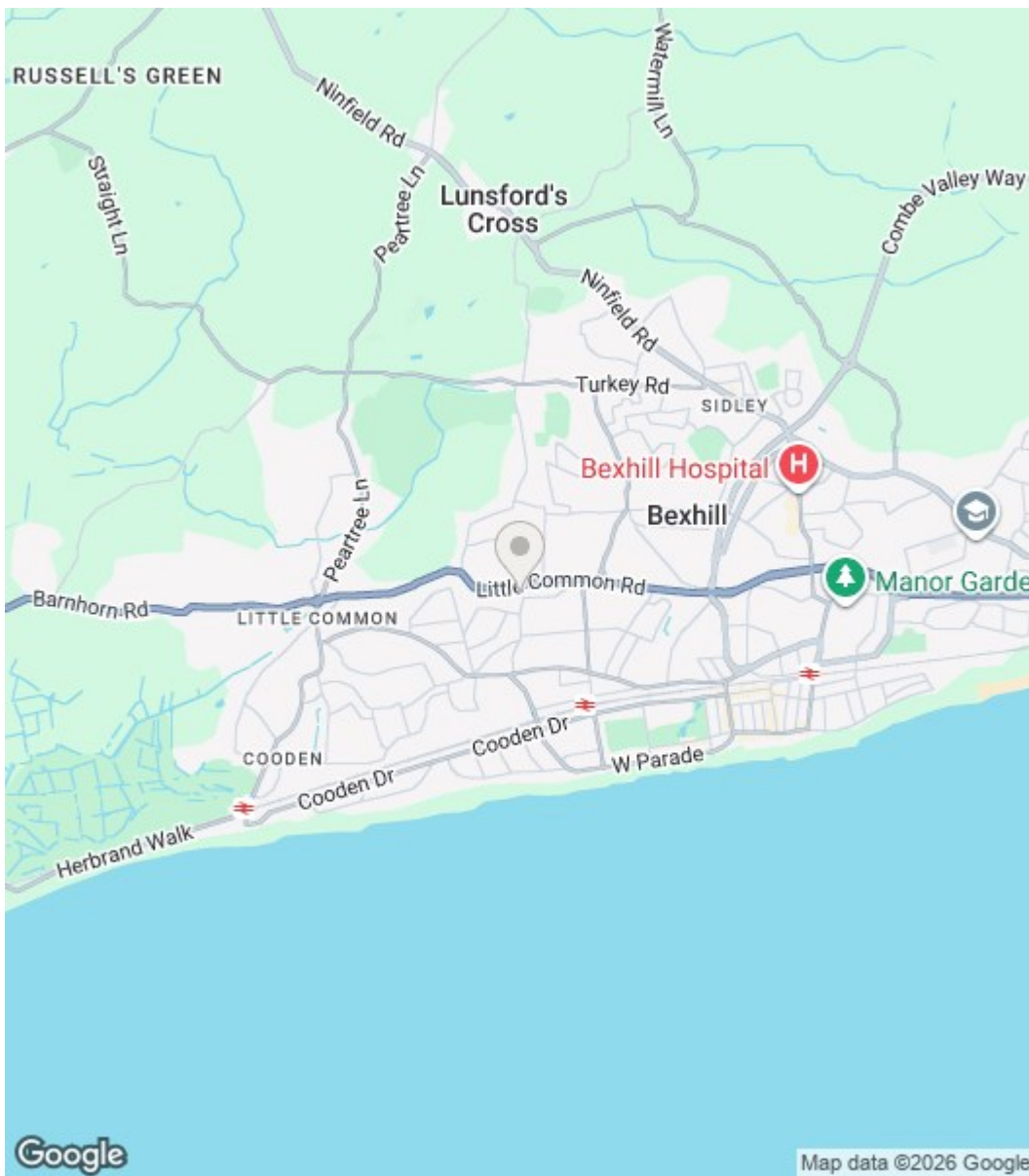
129.6 m<sup>2</sup>

1395 ft<sup>2</sup>

(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                                 |                         | 85        |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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:

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