

**RUSH
WITT &
WILSON**



11 Wartling Drive, Bexhill-On-Sea, East Sussex TN39 4QN
Offers In Excess Of £325,000 Freehold

About this property

A three bedroom semi detached house, extremely well presented by the current vendor, comprising, entrance hallway, living room, large modern fitted kitchen / dining room, three bedrooms, separate w/c and modern shower room suite. Other internal benefits include electric heating throughout and double glazed windows and doors.

Externally, the property comprises stunning private front and rear gardens, off road parking for multiple vehicles, raised decking in the rear garden, suitable for 'Alfresco dining' and large, timber framed summer house with power and light available.

The property comes situated in this leafy location, and approx. 1.1 miles from Little Common Village, which offers a wide range of amenities. There is also public transport available, with bus routes within very close proximity, to Eastbourne & Hastings.

Viewing comes highly recommended by Rush, Witt & Wilson Bexhill.





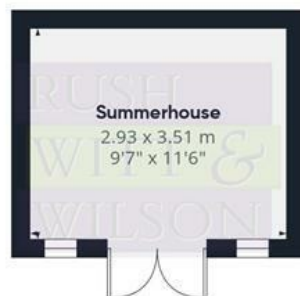




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

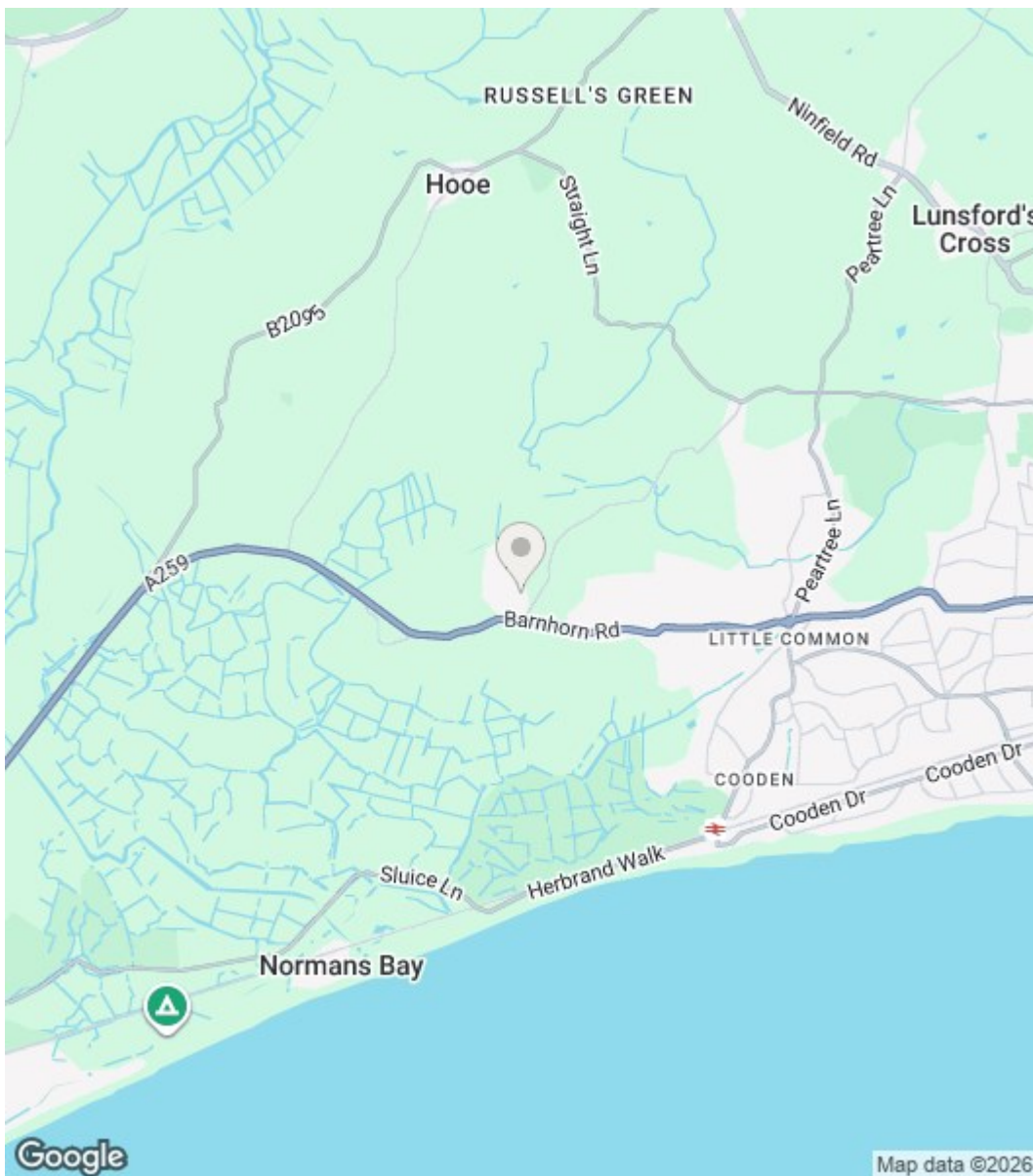
Approximate total area⁽¹⁾

88.5 m²

951 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	45	
(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 - C

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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