

**RUSH
WITT &
WILSON**



**17 Bidwell Avenue, Bexhill on Sea, East Sussex TN39 4DB
Offers In Excess Of £425,000 Freehold**

About this property

Rush Witt & Wilson are delighted to offer this beautifully presented four-bedroom detached chalet-style home, finished with modern styling and offering spacious, versatile accommodation ideal for modern family living.

The property benefits from gas-fired central heating system and double glazing window and doors throughout, with well-planned accommodation comprising two generous reception rooms, including a bright and welcoming living room and a separate dining room, providing flexible space for entertaining, working from home or family life.

There are four well-proportioned bedrooms, together with the convenience of both ground and first floor bathroom's, making the layout suitable for a variety of buyers.

Externally, the property enjoys private front and southerly rear gardens, ample off-road parking and an attractive setting, completing this impressive home.

Early viewing is highly recommended to fully appreciate the quality, space and versatility on offer. Contact Rush Witt & Wilson, the sole agents, to arrange your viewing.

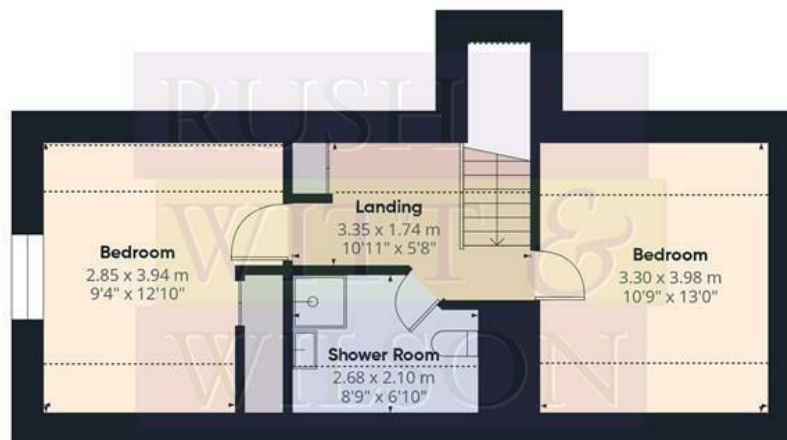








Floor 0



Floor 1



Approximate total area⁽¹⁾

108.5 m²

1168 ft²

Reduced headroom

12.8 m²

137 ft²

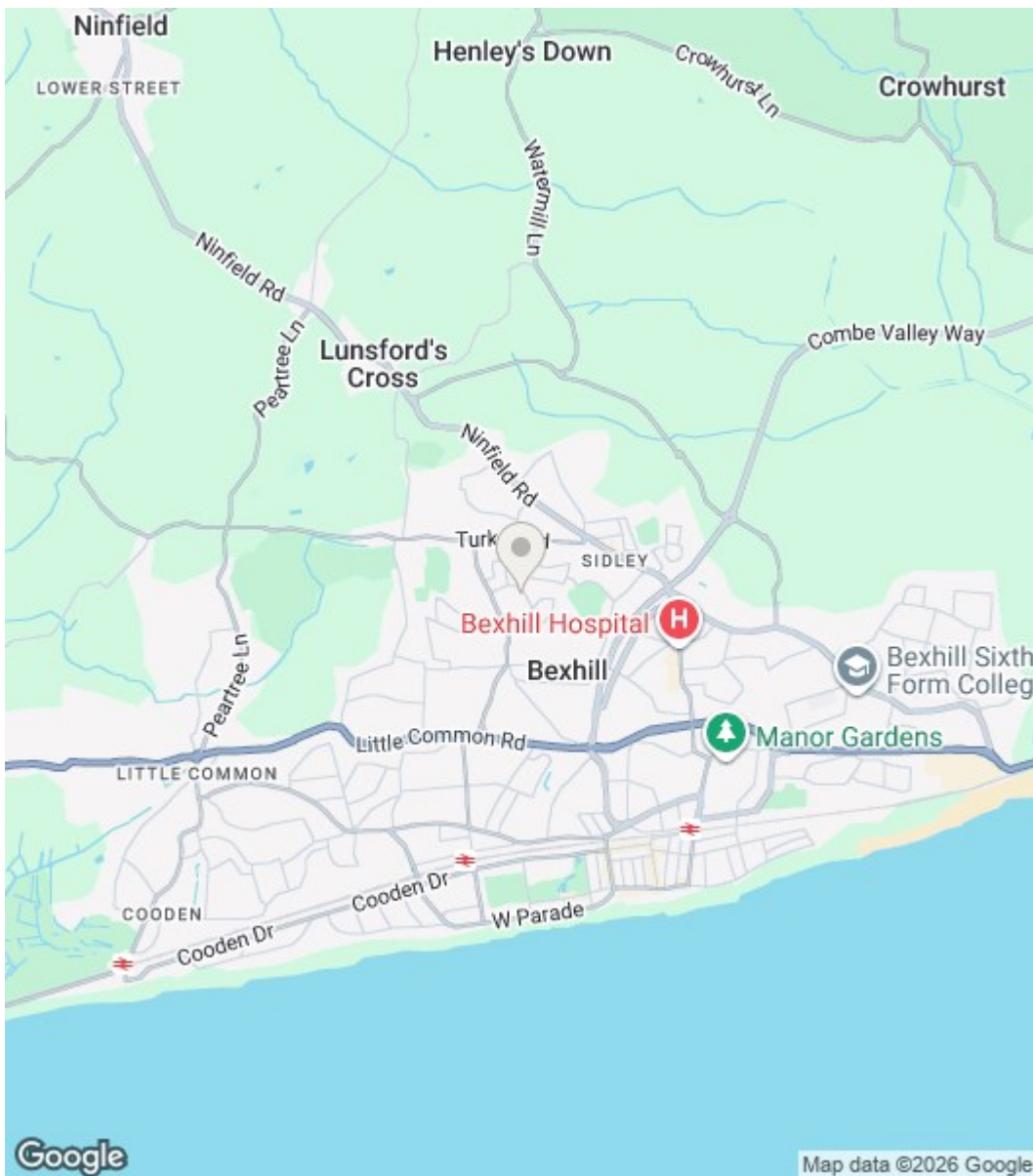
(1) Excluding balconies and terraces

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		83
(81-91) B		
(69-80) C		
(55-68) D	69	
(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:

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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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>

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