

**RUSH  
WITT &  
WILSON**



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WITT &

**15 Millham Close, Bexhill-On-Sea, East Sussex TN39 4JS**  
**Offers In Excess Of £510,000 Freehold**

## About this property

A well presented detached family house comprising, entrance porch, entrance hallway, living room, dining room, modern fitted kitchen, utility room, conservatory, downstairs w/c, four bedrooms and modern family bathroom suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout.

Externally, the property boasts off road parking for multiple vehicles, garage and a stunning & private rear garden, which is mainly laid to lawn with patio areas suitable for 'Alfresco dining', enclosed to all sides with fencing and side access available.

The property is situated in this sought after residential location of Bexhill and approx. 1.9 miles from Bexhill town centre, Bexhill train station and Bexhill seafront.

Viewing is highly recommended by Rush, Witt & Wilson, sole agents.









**Floor 0**



**Floor 1**



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

151.7 m<sup>2</sup>  
1632 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>  
7 ft<sup>2</sup>

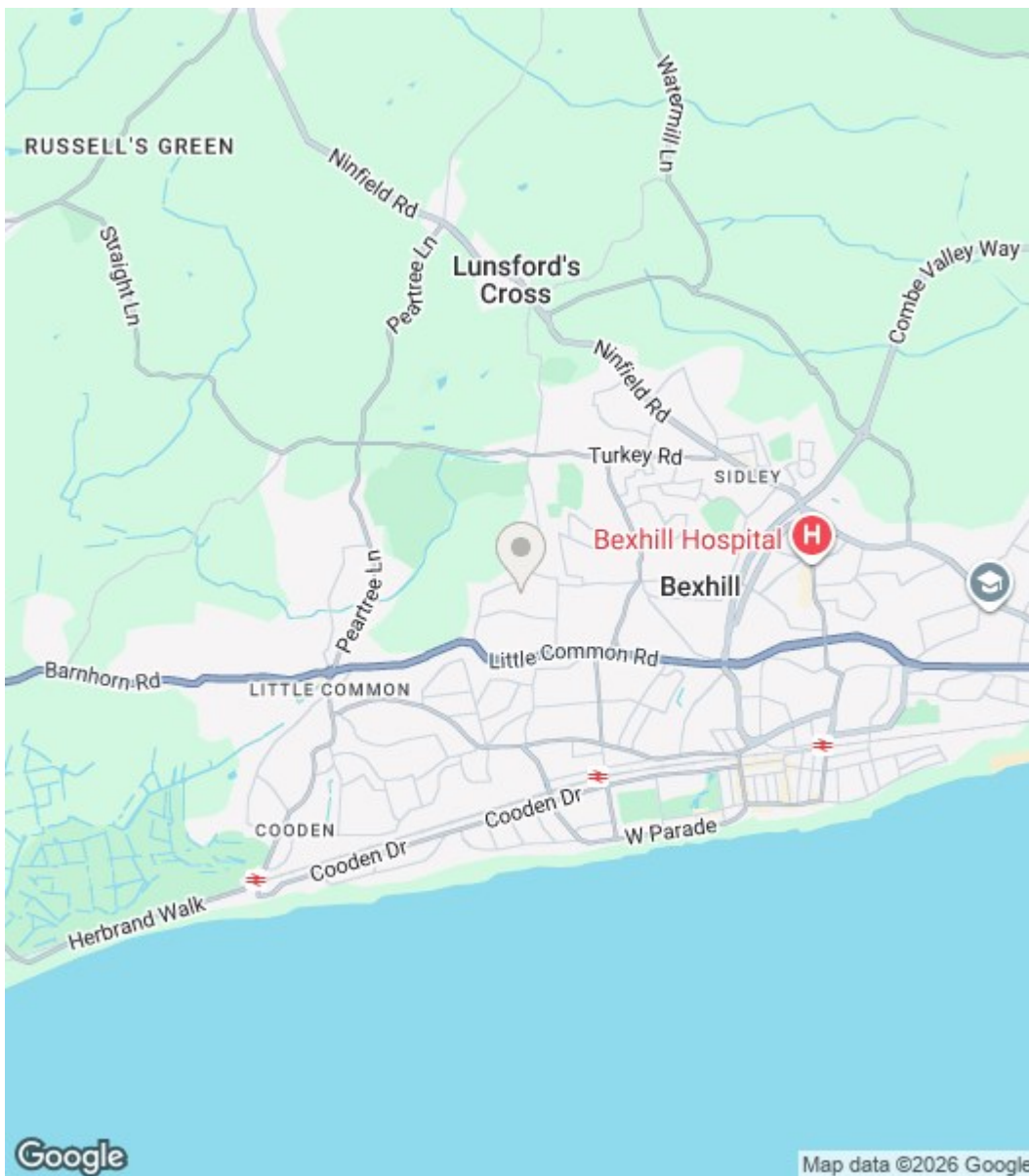
(1) Excluding balconies and terraces

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			
(81-91) B			
(69-80) C			
(55-68) D		67	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Council Tax Band - E

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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