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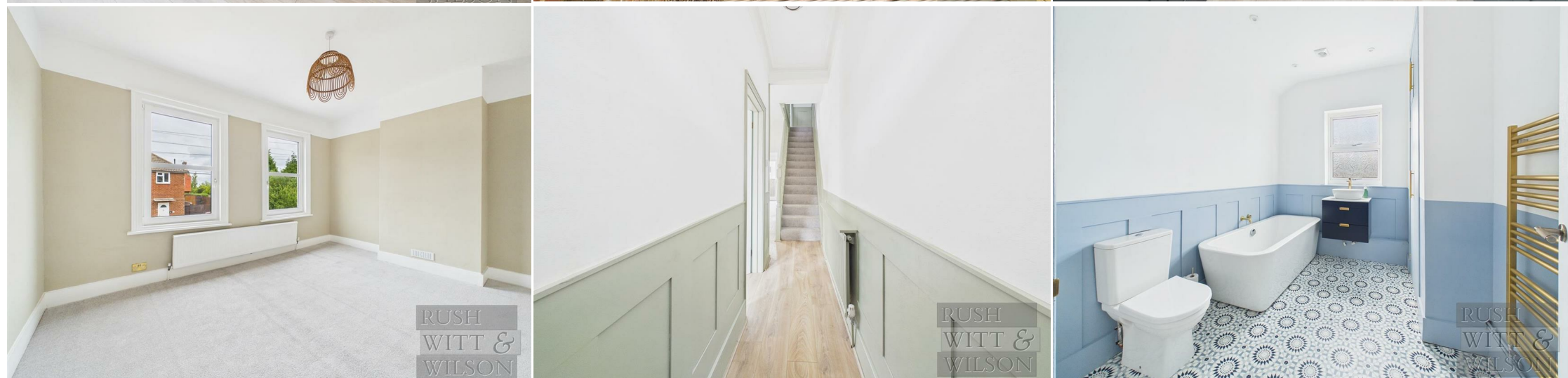


**11 Cumberland Road, Bexhill-On-Sea, East Sussex TN39 5BU
£275,000 Freehold**

About the property

This beautifully presented two-bedroom terraced house has been comprehensively refurbished by the current owners and is offered to the market in excellent decorative order throughout. Combining period character with stylish contemporary finishes, the property is ready for immediate occupation and is available with no onward chain. The accommodation benefits from double glazing and gas central heating and features two generously proportioned reception rooms, both enhanced by attractive fireplaces that create warm and inviting living spaces. The recently fitted kitchen has been thoughtfully designed and includes a range of integrated appliances, providing both practicality and modern appeal. A particular highlight of the home is the stunning bathroom suite, featuring a separate shower enclosure and a freestanding bath, complemented by elegant brass fittings that continue throughout the property. Tasteful décor and carefully selected colour schemes further enhance the property's stylish presentation. Outside, the property enjoys a private front garden together with a sunny south-facing rear garden, offering an ideal space for relaxing, entertaining, or enjoying outdoor dining during the warmer months. Conveniently situated close to the excellent range of shops, amenities and services available in Sidley Village, Bexhill, this exceptional home is likely to appeal to first-time buyers, downsizers and investors alike.

Viewing is highly recommended by sole agents to fully appreciate the quality and finish of this outstanding property. Offered vacant and with no onward chain.





Floor 0



Floor 1

Approximate total area^m

82.9 m²
893 ft²

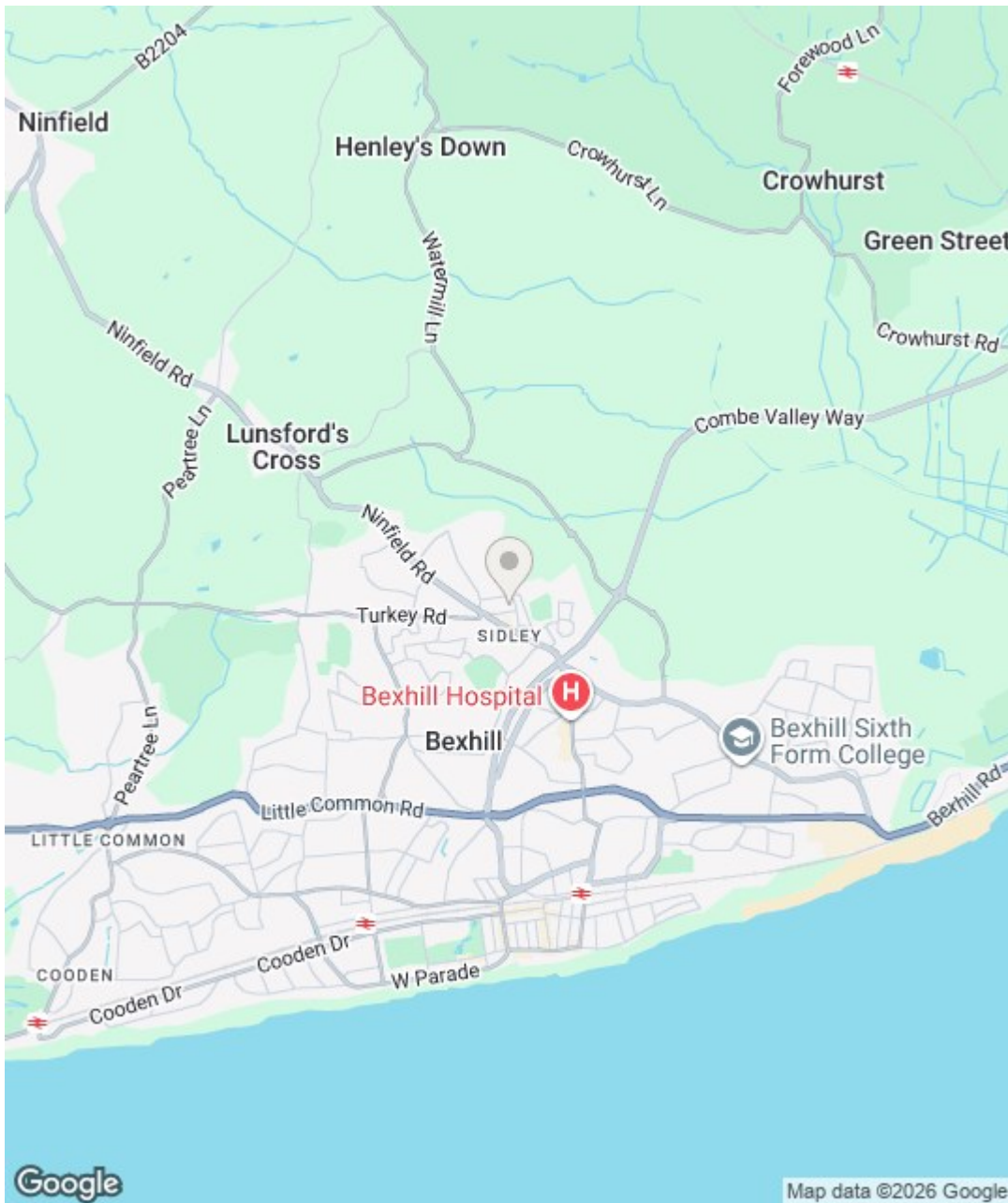
Balconies and terraces

22.5 m²
242 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			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(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 - B

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:

- 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 Devonshire Road, Bexhill-on-Sea, East Sussex, TN40 1AH
 Tel: 01424 225588 | bexhill@rushwittwilson.co.uk | www.rushwittwilson.co.uk