

**RUSH
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WITT &

**28 Brinklehurst Drive, Bexhill-On-Sea, East Sussex TN40 2FL
Offers In Excess Of £305,000 Freehold**

About this property

A three bedroom terraced house, built circa. 2018, comprising, entrance hallway, modern fitted kitchen, downstairs w/c, living room, three bedrooms, with the main benefiting from ensuite, and additional family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout.

Externally, the property boasts a well maintained and landscaped rear garden, with side access available, and enclosed to all sides with fencing, providing privacy and seclusion. To the rear of the property, there are two allocated parking spaces.

The property comes situated in this sought after residential location, within reach of Bexhill Retail Centre with its wide range of amenities, and Bexhill Seafront.

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

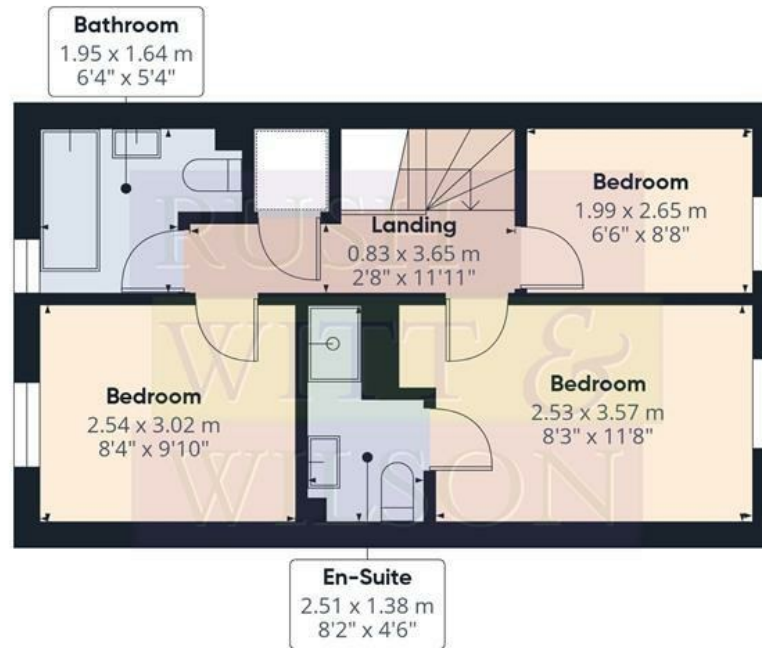








Floor 0



Floor 1



Approximate total area⁽¹⁾

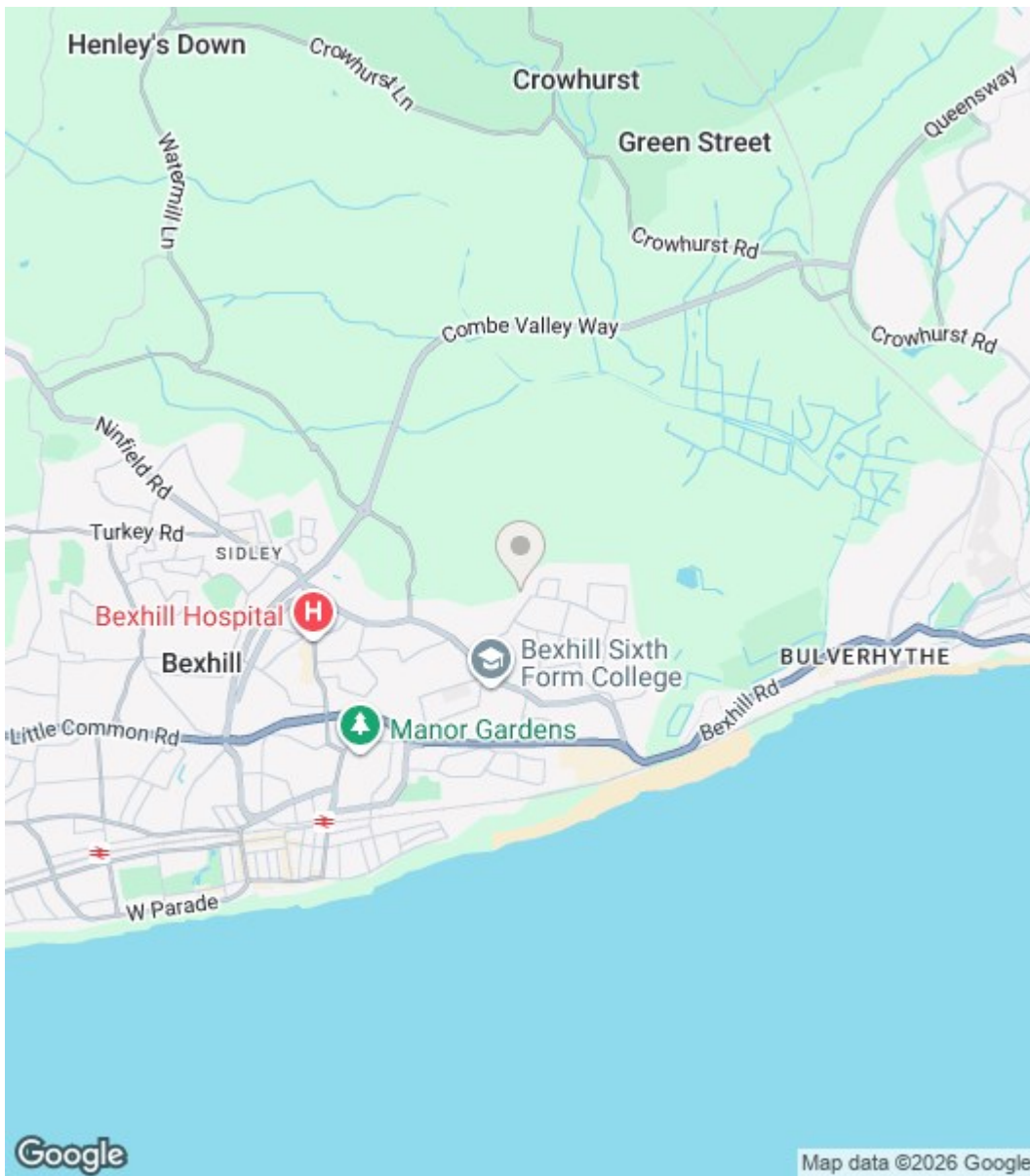
69.3 m²

746 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		96
(81-91) B	84	
(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 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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