

**RUSH
WITT &
WILSON**



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

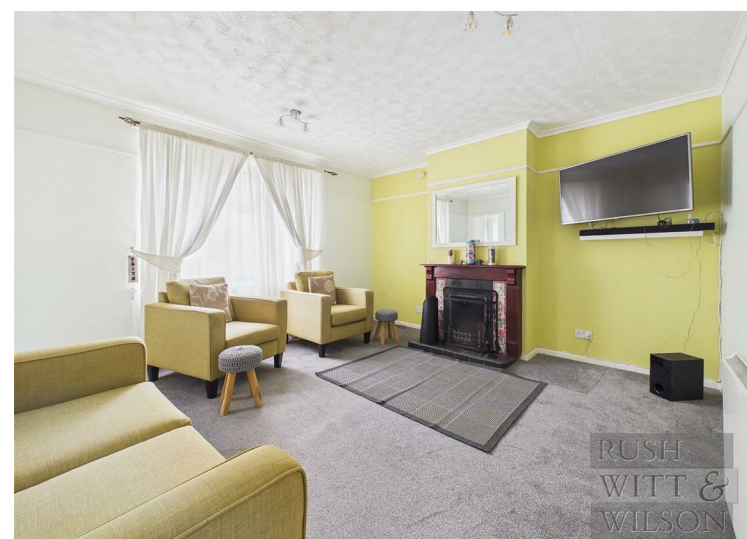
About this property

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.





RUSH
WITT &
WILSON



RUSH
WITT &
WILSON

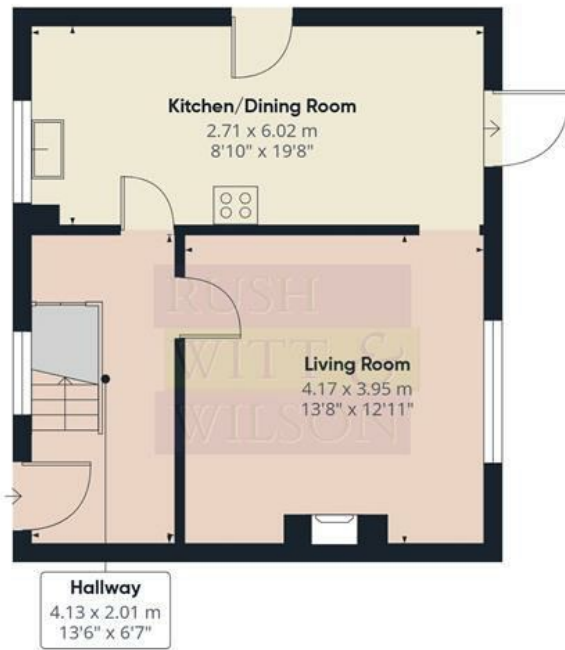


RUSH
WITT &
WILSON

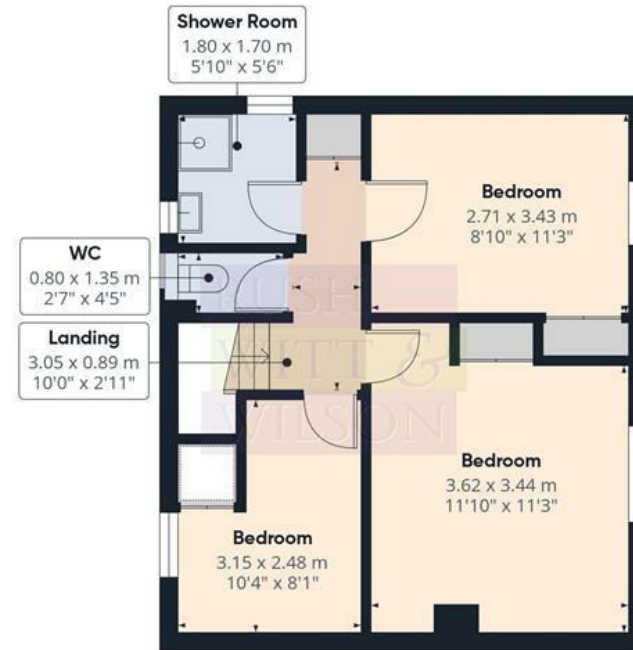


RUSH
WITT &
WILSON

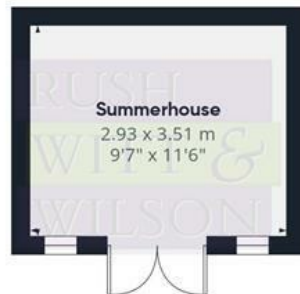




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

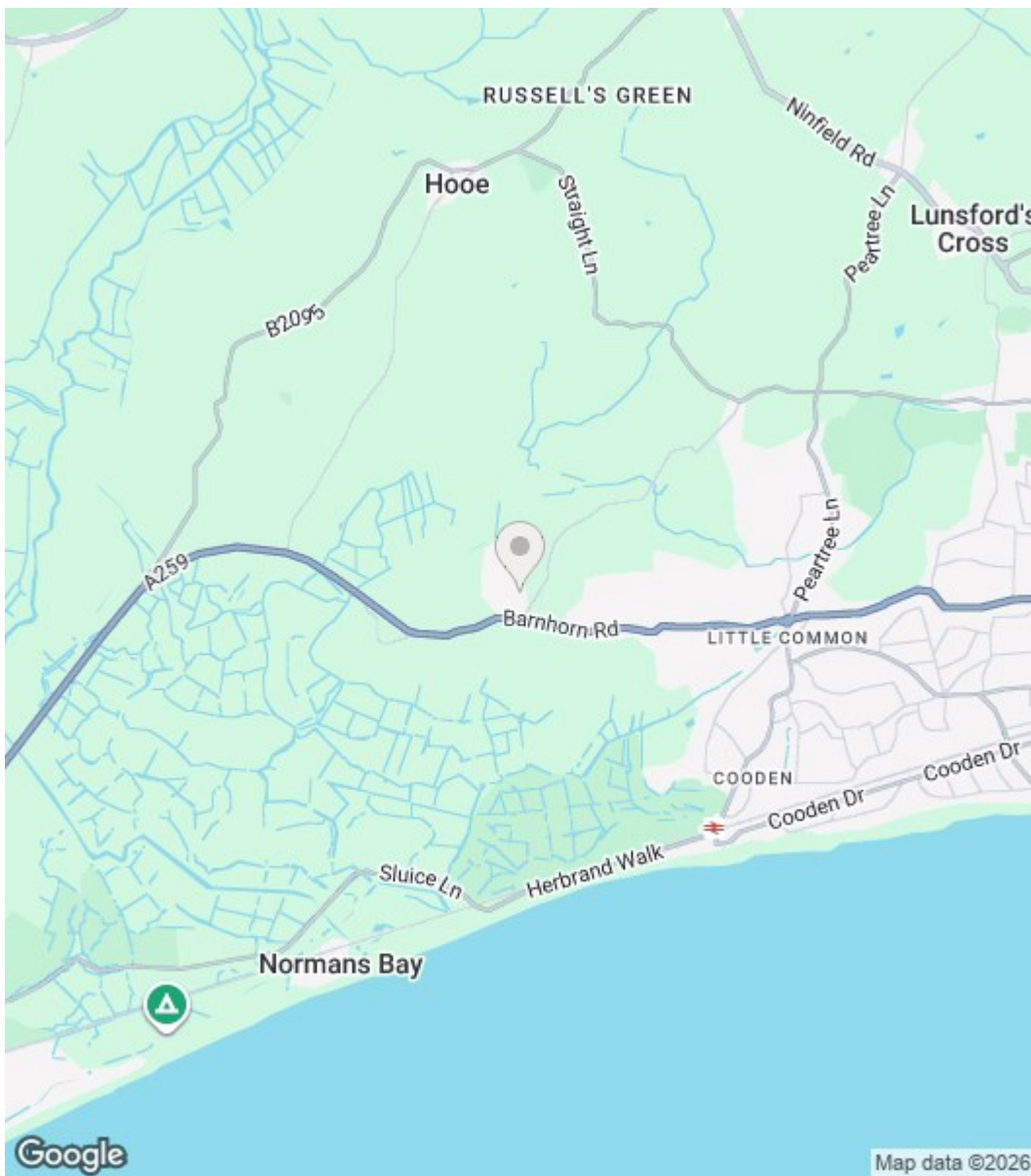
Approximate total area⁽¹⁾


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:

- 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).
- Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- 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.
- VAT: The VAT position relating to the property may change without notice.
- 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>



Residential Estate Agents
Lettings & Property Management



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