

**RUSH
WITT &
WILSON**



7 Bushy Croft, Bexhill-On-Sea, East Sussex TN39 4JR
Offers In Excess Of £365,000 Freehold

About this property

A well presented two bedroom detached bungalow comprising, entrance hallway, living room, conservatory, fitted kitchen/ breakfast room, separate w.c and modern shower room suite. The garage has been converted and could be converted further to be used as a third bedroom if required. Other internal benefits include double glazed windows and doors and electric heating system.

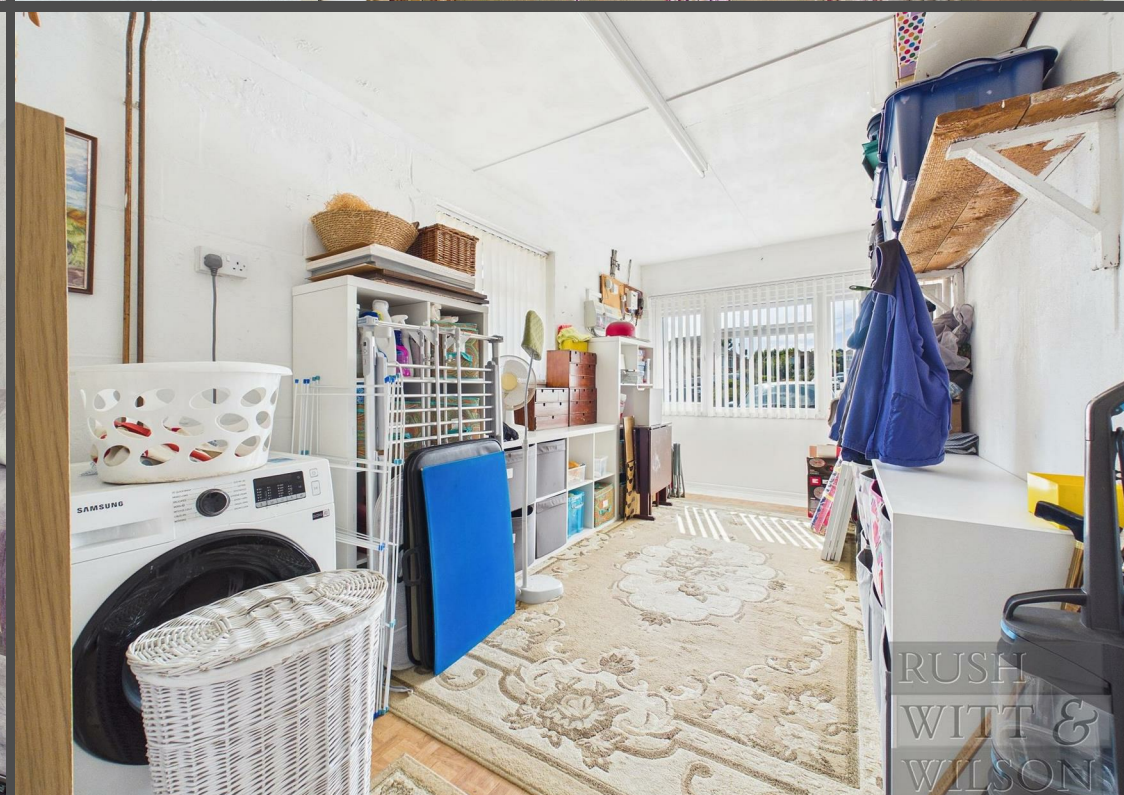
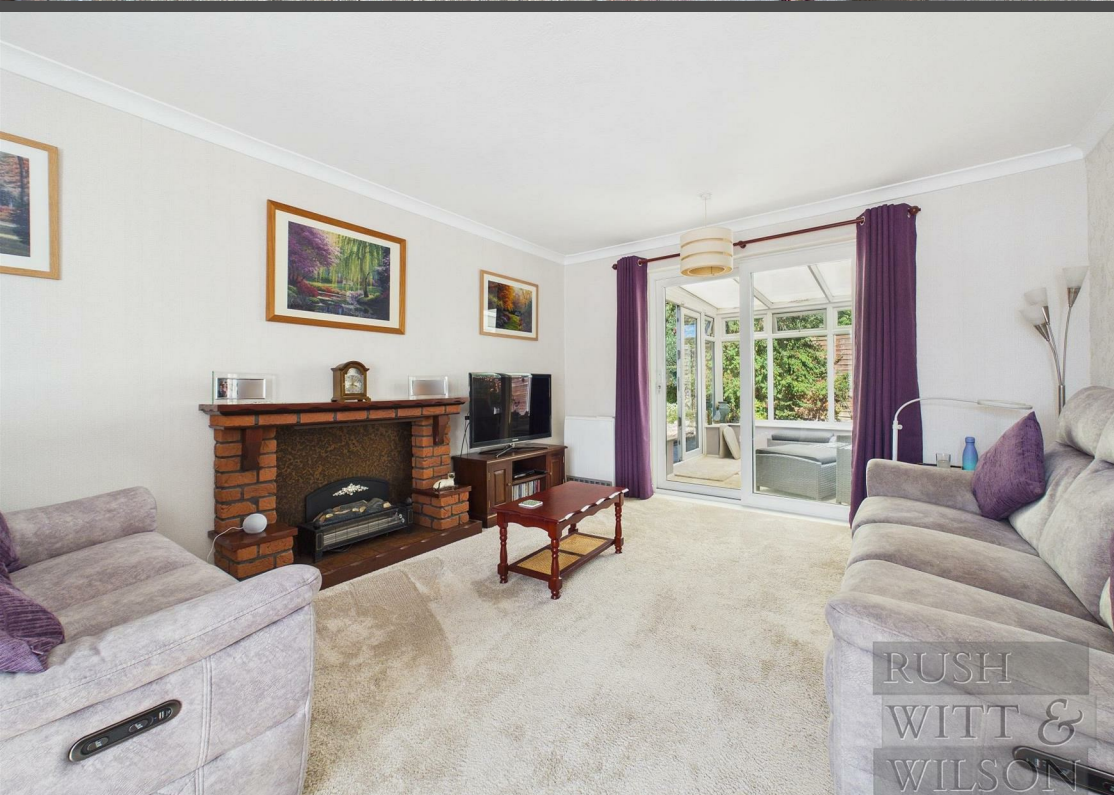
Externally, the property boasts off road parking for multiple vehicles and a well maintained rear garden, which comes mainly laid to lawn with patio areas suitable for 'Alfresco dining', side access is available and the garden is enclosed to all sides.

The property is situated in this popular residential location of Bexhill, within easy reach of local public transport routes, and being a short drive to local amenities.

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









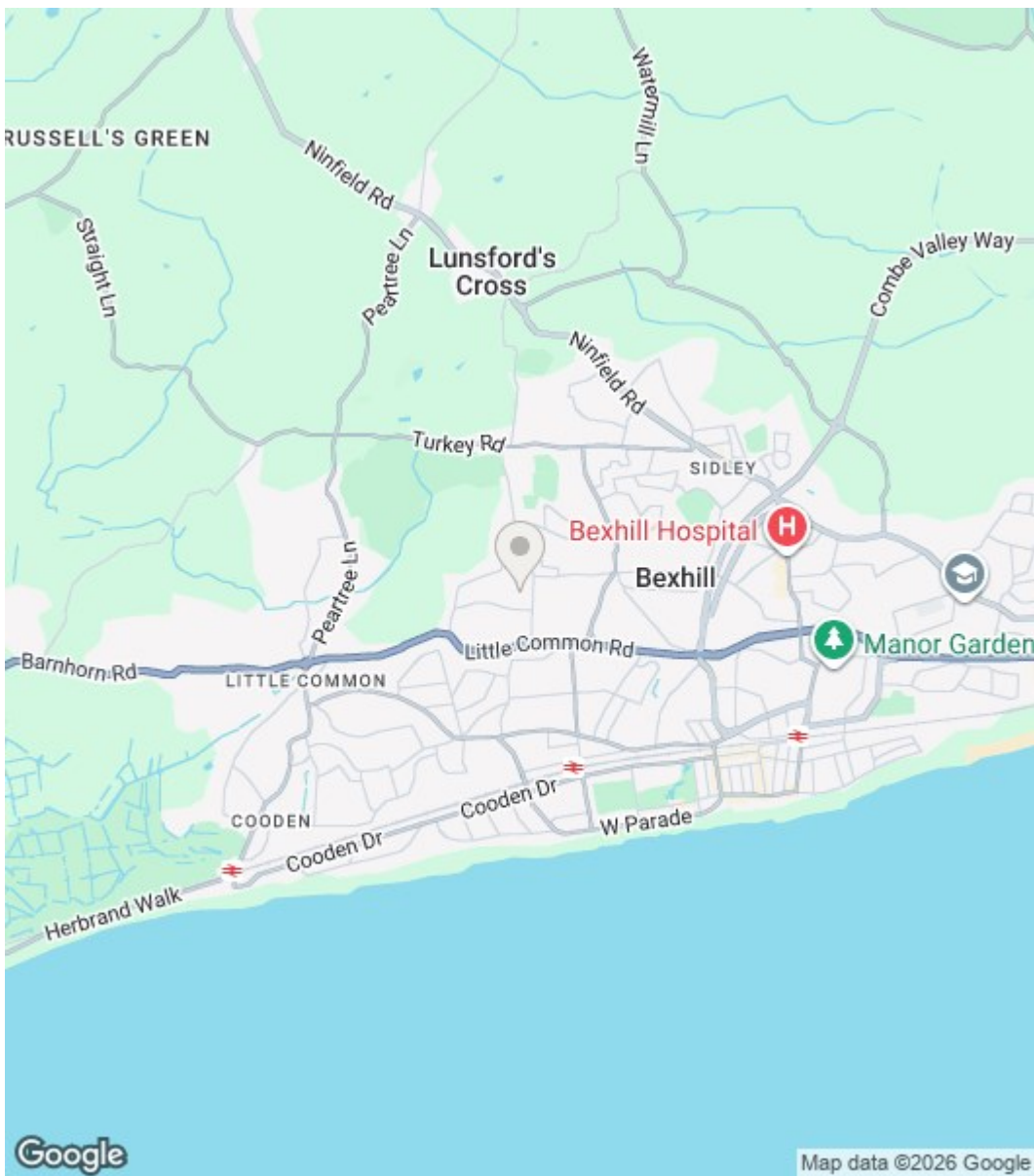
Approximate total area⁽¹⁾

102.7 m²
1103 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		
(81-91) B		
(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	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	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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