

**RUSH  
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FOR SALE  
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WITT &**

**7 Richmond Grove, Bexhill-On-Sea, East Sussex TN39 3EQ**  
**Offers In Excess Of £700,000 Freehold**



## About this property

A rare opportunity to acquire this spacious detached chalet bungalow, offering exceptional potential throughout. The accommodation comprises a large entrance porch leading to a welcoming hallway, a generous kitchen/breakfast room, utility room, living room, dining room, two ground-floor bedrooms, a family bathroom and a separate wc. To the first floor, there are two further spacious double bedrooms and an additional bathroom.

Further benefits include gas central heating, double-glazed windows and doors throughout.

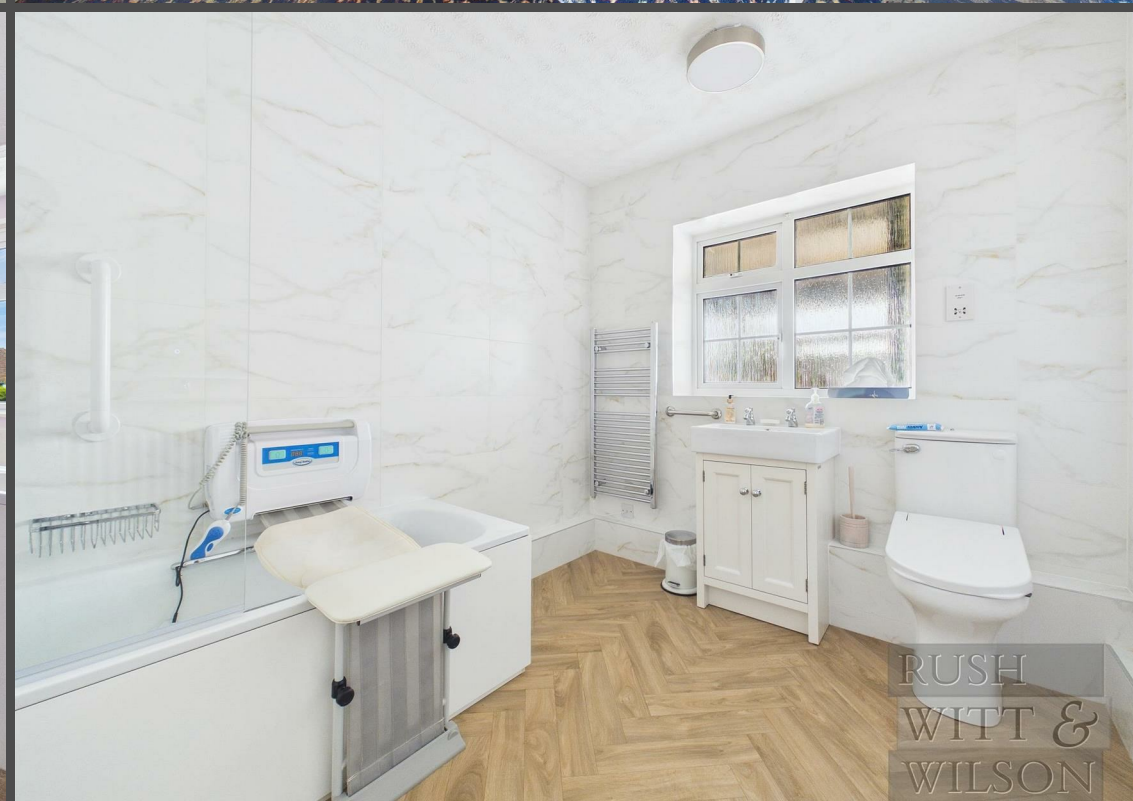
Externally, the property enjoys an in-and-out driveway providing ample off-road parking for multiple vehicles, together with a garage. A particular feature is the stunning south-facing rear garden, which is predominantly laid to lawn and complemented by a patio area ideal for al fresco dining, as well as a timber-framed summerhouse. The garden is enclosed on all sides, offering a high degree of privacy and seclusion, with convenient side access.

Situated on one of Bexhill's most sought-after roads, the property is just a stone's throw from Bexhill Sea Gardens and the beach. Collington railway station, local bus services and everyday amenities are a short walk away, while Bexhill town centre and mainline railway station are also within easy reach.

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















**Floor 0**



**Floor 1**



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

196.9 m<sup>2</sup>

2119 ft<sup>2</sup>

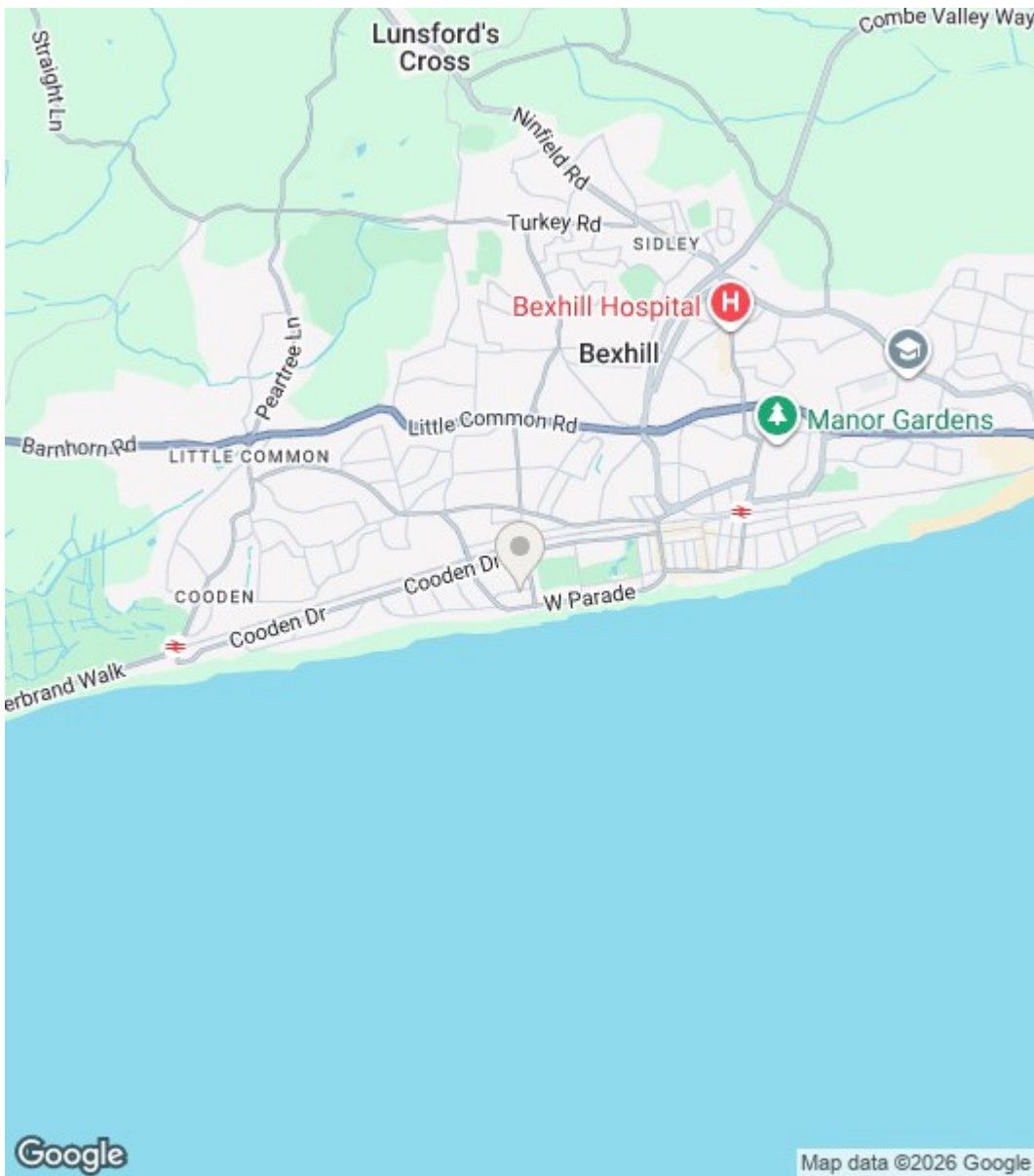
(1) Excluding balconies and terraces

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                                   |                         |           |
| (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 <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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

Council Tax Band - F

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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4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices

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