

**RUSH
WITT &
WILSON**



RUSH
WITT &

14 Cherry Tree Gardens, Bexhill-On-Sea, East Sussex TN40 2QL
Offers In Excess Of £389,995 Freehold

About this property

A beautifully presented two bedroom detached bungalow comprising entrance inner porch, entrance hallway, two double bedrooms, large living/dining room, modern fitted kitchen and modern fitted bathroom suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout.

Externally, the property boasts off road parking for multiple vehicles, and well maintained private rear garden, which is mainly laid to lawn with raised decking area suitable for 'Alfresco dining', a detached timber framed outbuilding, currently used as a bar but can be used for home office use etc, with power and light connected.

The property is situated in a sought after residential location of Bexhill, within close proximity to local amenities and public transport routes.

Viewings are highly recommended by Rush, Witt & Wilson Bexhill sole agents.

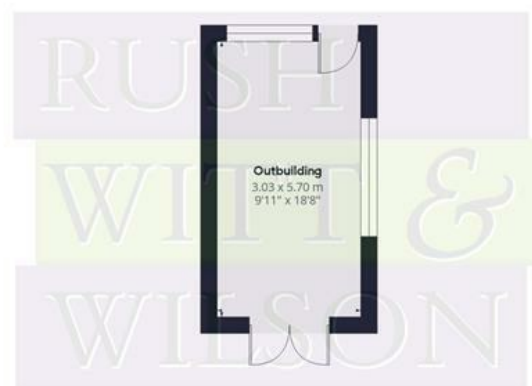








Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

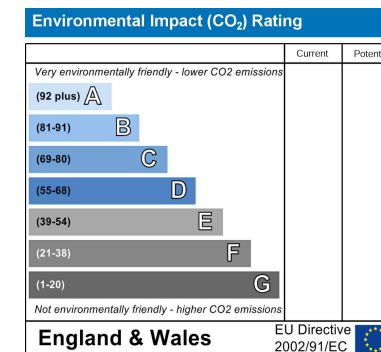
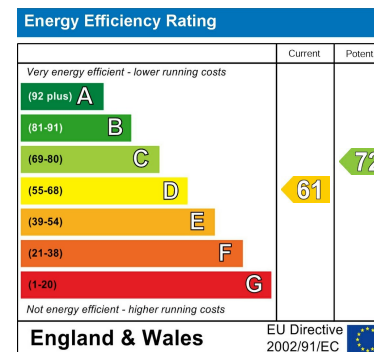
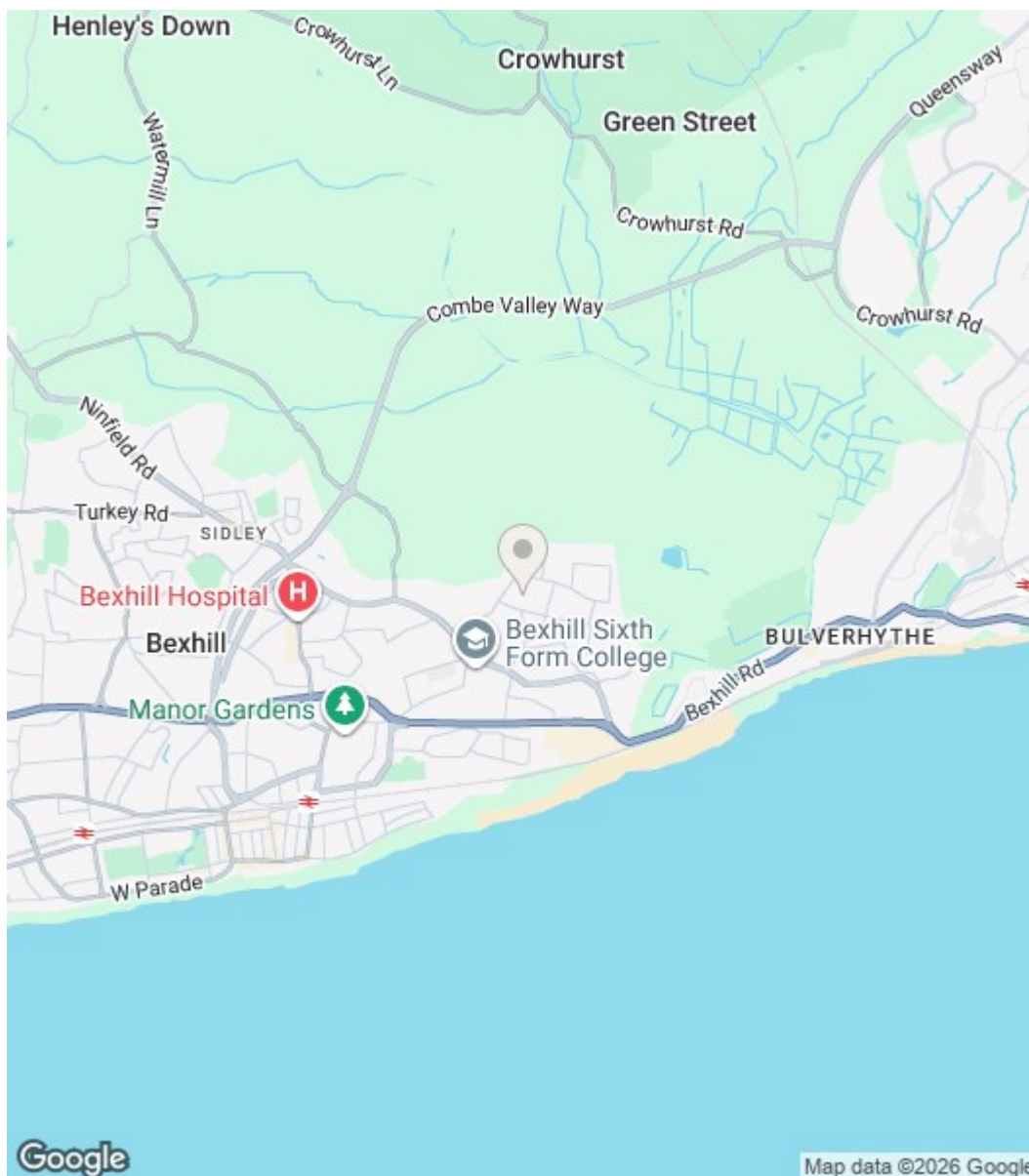
110.9 m²

1193 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



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).
2. 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.
3. 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.
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 at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**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**