

**RUSH
WITT &
WILSON**



RUSH
WITT &

19 Deerswood Lane, Bexhill-On-Sea, East Sussex TN39 4LT
Offers In Excess Of £435,000 Freehold

About this property

This deceptively spacious four bedroom detached family home enjoys stunning countryside views, highly sought-after position in West Bexhill, close to Little Common. The property offers generous accommodation arranged over two floors, enclosed entrance hall, impressive dual-aspect lounge with charming fireplace and double doors opening into the conservatory. The conservatory provides a wonderful space to relax and enjoy views across the rear garden and surrounding countryside.

The modern fitted kitchen/breakfast room is well equipped with a comprehensive range of matching wall and base units, an integrated eye-level double oven, fridge/freezer and ample space for a dining table and chairs, useful utility room, cloakroom and a double garage with internal access.

The first floor comprises, master bedroom features fitted wardrobes and a modern en-suite shower room, three further double bedrooms and a family bathroom, providing excellent accommodation for those requiring additional space for guests, hobbies or home working.

Further benefits include double glazing throughout, a recently installed boiler and solar panels benefiting from an existing feed-in tariff.

Outside there is a generous driveway providing off-road parking and access to the double garage via an up-and-over door, private front garden and rear gardens.

Combining spacious family accommodation, attractive gardens, useful modern features and far-reaching countryside views, this impressive home offers a rare opportunity to enjoy a peaceful West Bexhill setting within easy reach of Little Common and its excellent range of amenities.

Viewing is highly recommended RWW sole agents.









Floor 0



Floor 1



Approximate total area⁽¹⁾

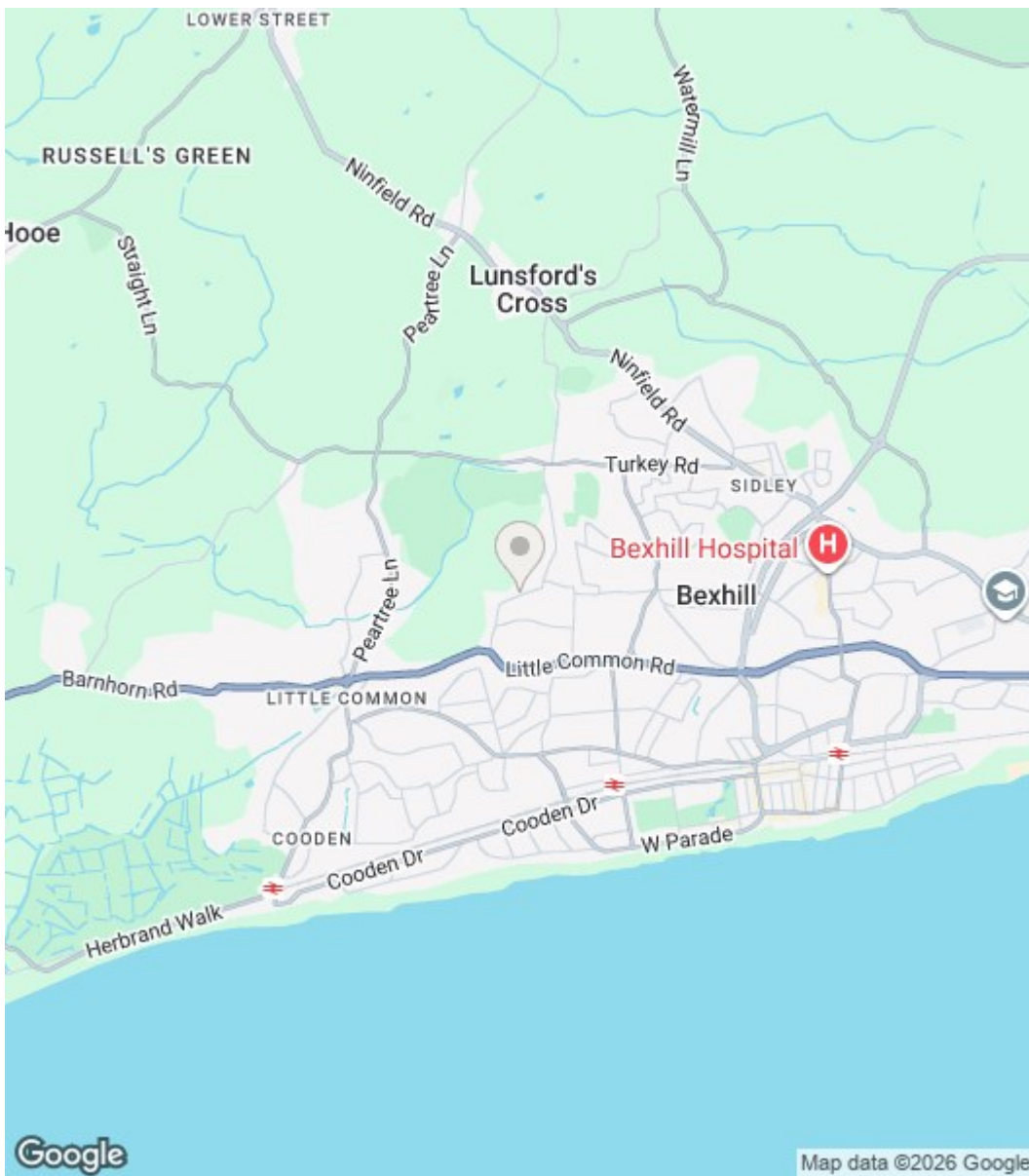
153.5 m²

1653 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	

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 - E

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**