

8 Swan Gardens, Bexhill-On-Sea, East Sussex TN40 2GS
£354,995 Freehold

Stunning New Development Bexhill

Plot 100, 'The Angelica' is a three bedroom home, comprising, living/dining room with 'French door's to the garden, kitchen and a useful downstairs cloakroom/wc. To the first floor, you'll find three bedrooms, with the main benefiting from ensuite, and an additional family bathroom. Externally, the property boasts private rear garden, and allocated parking and EV Charging point. The property comes situated in this highly convenient location, within 1.5 miles of Bexhill Town, Bexhill Seafront and Bexhill Train Station, which offers direct links to London Victoria, Gatwick Airport and Ashford International. Call Rush, Witt & Wilson Bexhill today for more information!







Disclaimer: All photo's contained in this brochure are for illustrative purposes only and should not be relied upon.

Hallway
4'0 x 12'0 (1.22m x 3.66m)

Living/Dining Room
17'6 x 19'9 (5.33m x 6.02m)

Kitchen
8'1 x 13'10 (2.46m x 4.22m)

WC
4'8 x 7'4 (1.42m x 2.24m)

First Floor

Landing
7'7 x 3'7 (2.31m x 1.09m)

Bedroom One
12'0 x 9'10 (3.66m x 3.00m)

En-Suite
5'1 x 7'4 (1.55m x 2.24m)

Bedroom Two
7'10 x 9'10 (2.39m x 3.00m)

Bedroom Three
9'4 x 9'11 (2.84m x 3.02m)

Bathroom
6'2 x 7'2 (1.88m x 2.18m)

Outside

Allocated Parking

Rear Garden

Agents Note
Council Tax Band - TBA

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 at https://rushwittwilson.co.uk/privacy-policy



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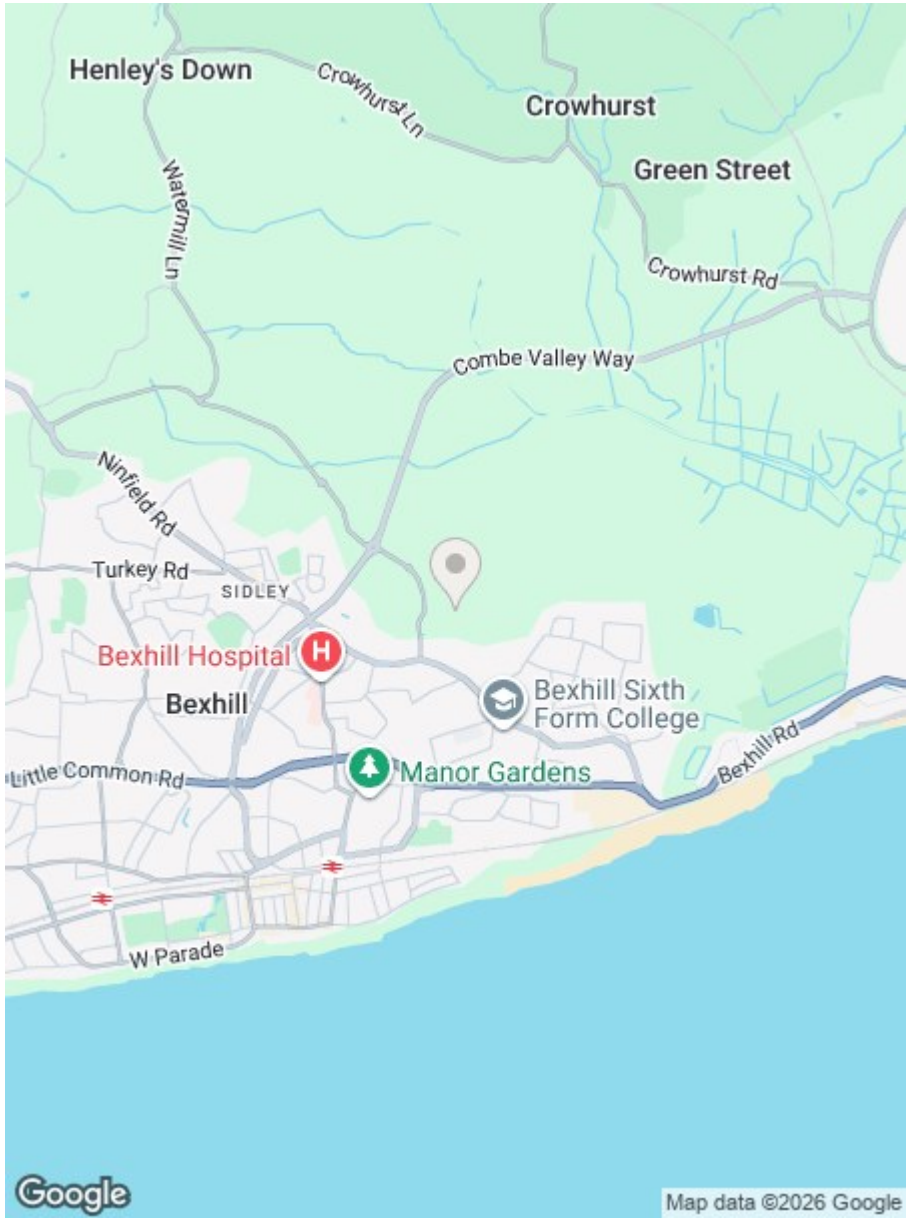



WC
1.44 x 2.25 m
4'8" x 7'4"
Hallway
1.23 x 3.66 m
4'0" x 12'0"
Living/Dining Room
5.35 x 6.02 m
17'6" x 19'9"
Kitchen
2.47 x 4.23 m
8'1" x 13'10"
Floor 0
En-Suite
1.56 x 2.24 m
5'1" x 7'4"
Landing
2.31 x 1.10 m
7'7" x 3'7"
Bedroom
2.85 x 3.03 m
9'4" x 9'11"
Bedroom
3.66 x 3.00 m
12'0" x 9'10"
Bedroom
2.41 x 3.00 m
7'10" x 9'10"
Bathroom
1.90 x 2.19 m
6'2" x 7'2"
E
S
N
W
Floor 1
RUSH WITT & WILSON
Approximate total area(1)
93.1 m²
1002 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


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*Figures taken from Jan 2025 WattaSave report







2 bedroom homes
- The Sorrel
- Sage Home

3 bedroom homes
- The Angelica
- The Nutmeg
- The Fennel
- Sage Home

4 bedroom homes
- The Cardamon
- The Saffron
- The Woodruff
- Sage Home

Pre-sold homes
- 1 & 2 bedroom homes
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

Sage Homes
built by Countryside Homes

v visitor space
ss substation
carport



RUSH WITT & WILSON

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