

**RUSH
WITT &
WILSON**



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7 Highlands Close, Bexhill-On-Sea, East Sussex TN39 5HP
£350,000 Freehold

About this property

A well presented detached bungalow comprising entrance hallway, living room, study/bedroom three, modern fitted kitchen, bathroom suite, two additional double bedrooms, gas central heating system and double glazed windows and doors throughout.

Externally, the property boasts extensive off road parking and a private rear garden being mainly laid to lawn and enclosed to all sides.

The property is situated in this leafy location of Bexhill, within close proximity to local amenities and public transport routes.

Viewings come highly recommended by RWW sole agents.





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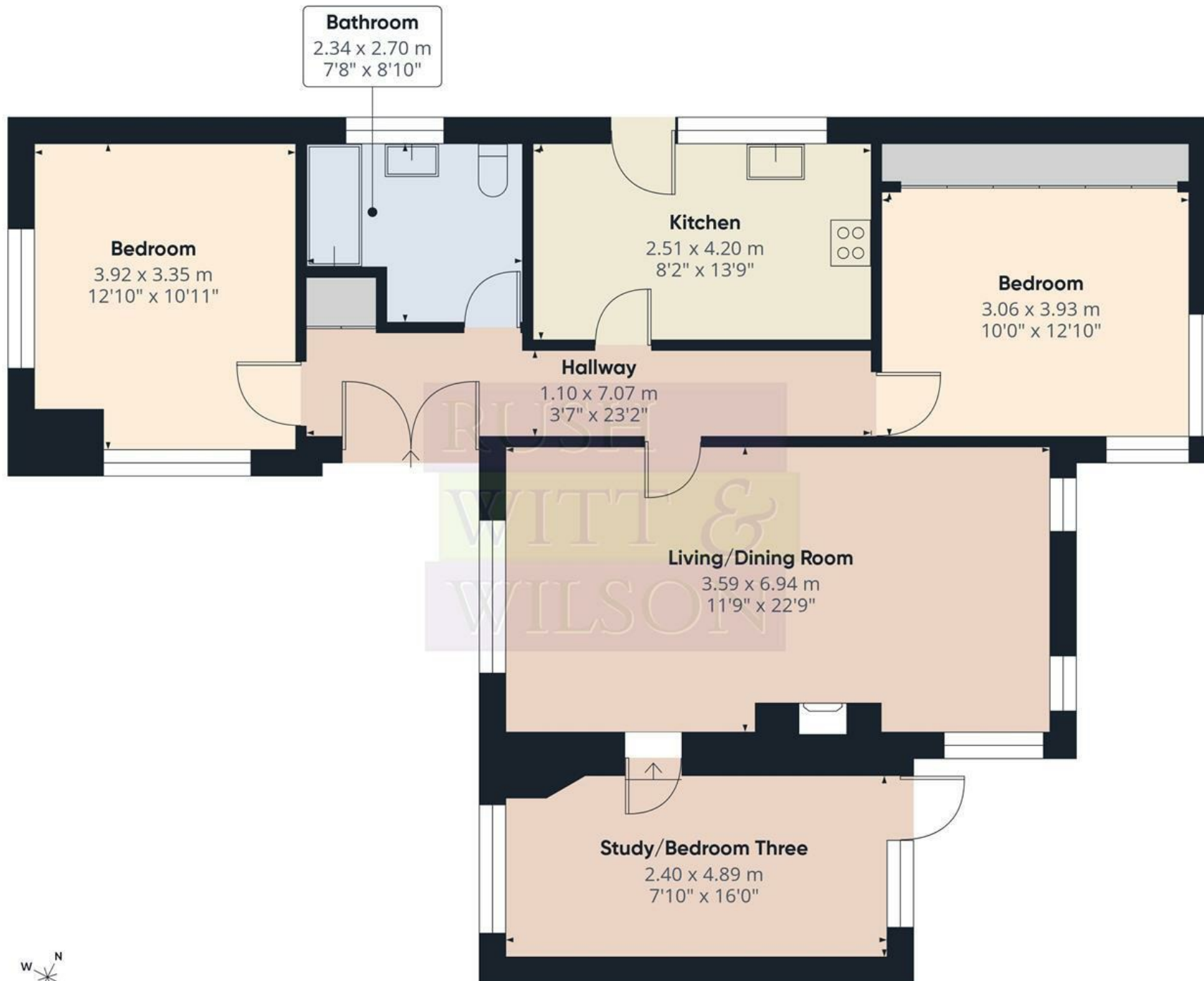


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Approximate total area⁽¹⁾

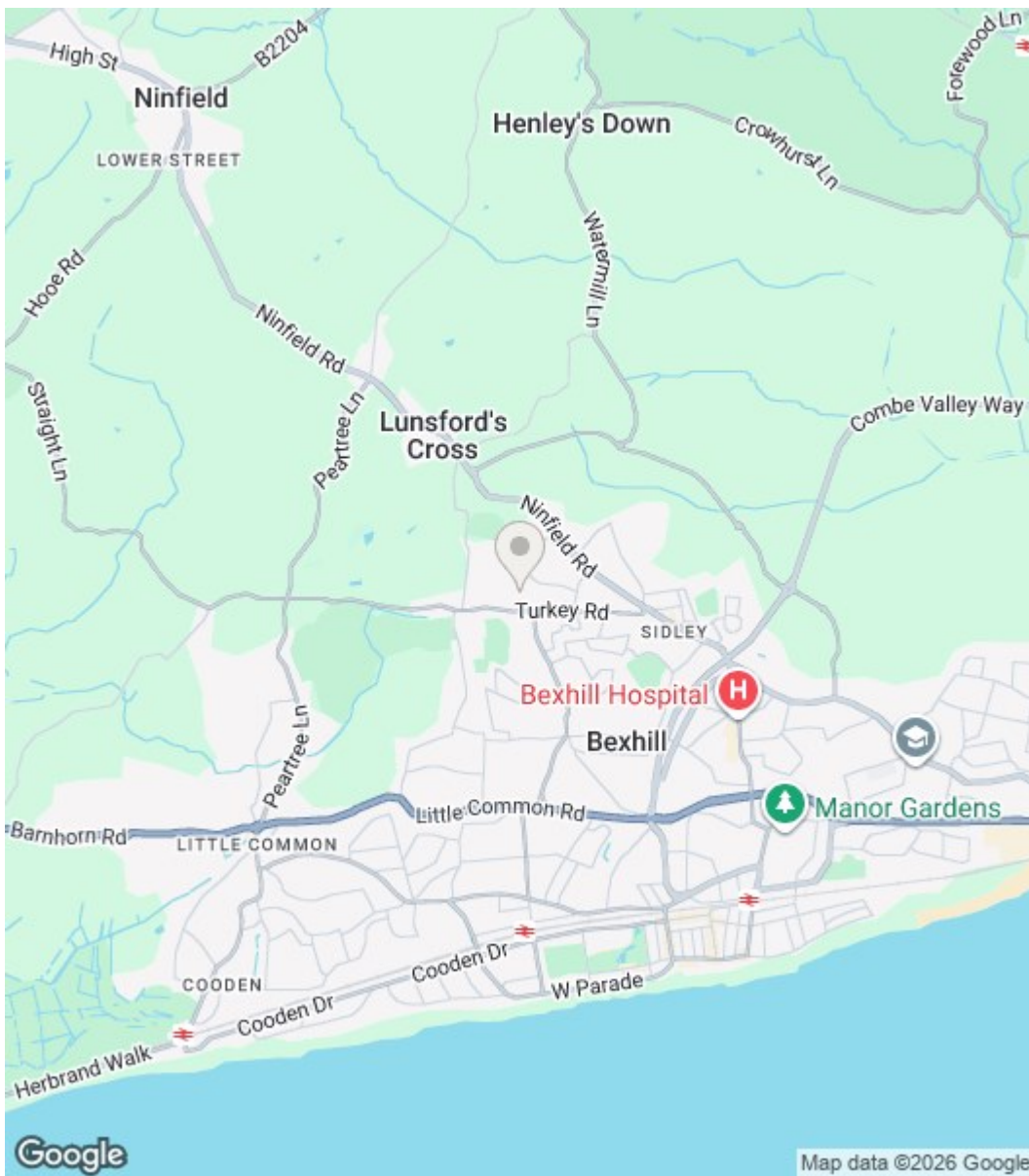
90.2 m²

969 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		
	67	76
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 - 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:

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