



## **Charters Towers Hastings Road, Bexhill-On-Sea, East Sussex TN40 2LY £1,150 Per Month**

Rush Witt & Wilson are delighted to welcome to the market this well presented two bedroom top floor flat, ideally located within close walking distance to Bexhill Town Centre. Offering bright and spacious accommodation throughout comprising of a living room / dining room, beautiful modern kitchen which includes washing machine, integrated fridge freezer, space for dish washer, integrated oven and hob. Two double bedrooms which one includes a shower room en suite, one family bathroom, South West facing balcony and one allocated parking space. Viewing is highly recommended to appreciate this spacious apartment in this popular location within easy reach of local amenities, mainline railway station, town centre and seafront! EPC - C Council Tax Band - C

Available completely unfurnished. Terms: £1,195 deposit, 1st months rent in advance. In order to proceed with an application a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call (01424) 225588. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697).

**Communal Entrance**

Main front door leading to all flats

**Hallway**

Leading to all individual rooms, gas radiators on walls, built in cupboard space.

**Kitchen**

Beautiful modern kitchen which includes washing machine, integrated fridge freezer, space for dishwasher, integrated oven and hob.

**Living Room / Dining Room**

Fireplace in the centre of the living room, gas radiator with French double doors leading to the balcony.

**Balcony**

South West facing balcony with enough space for a table and two chairs.

**Bedroom 1**

Space for double bed, big bright window, gas radiator, leading to the en suite.

**En Suite**

Big walk in shower, hand basin and toilet, gas radiator

**Bedroom 2**

Space for double bed, big bright window, gas radiator, built in wardrobes

**Bathroom**

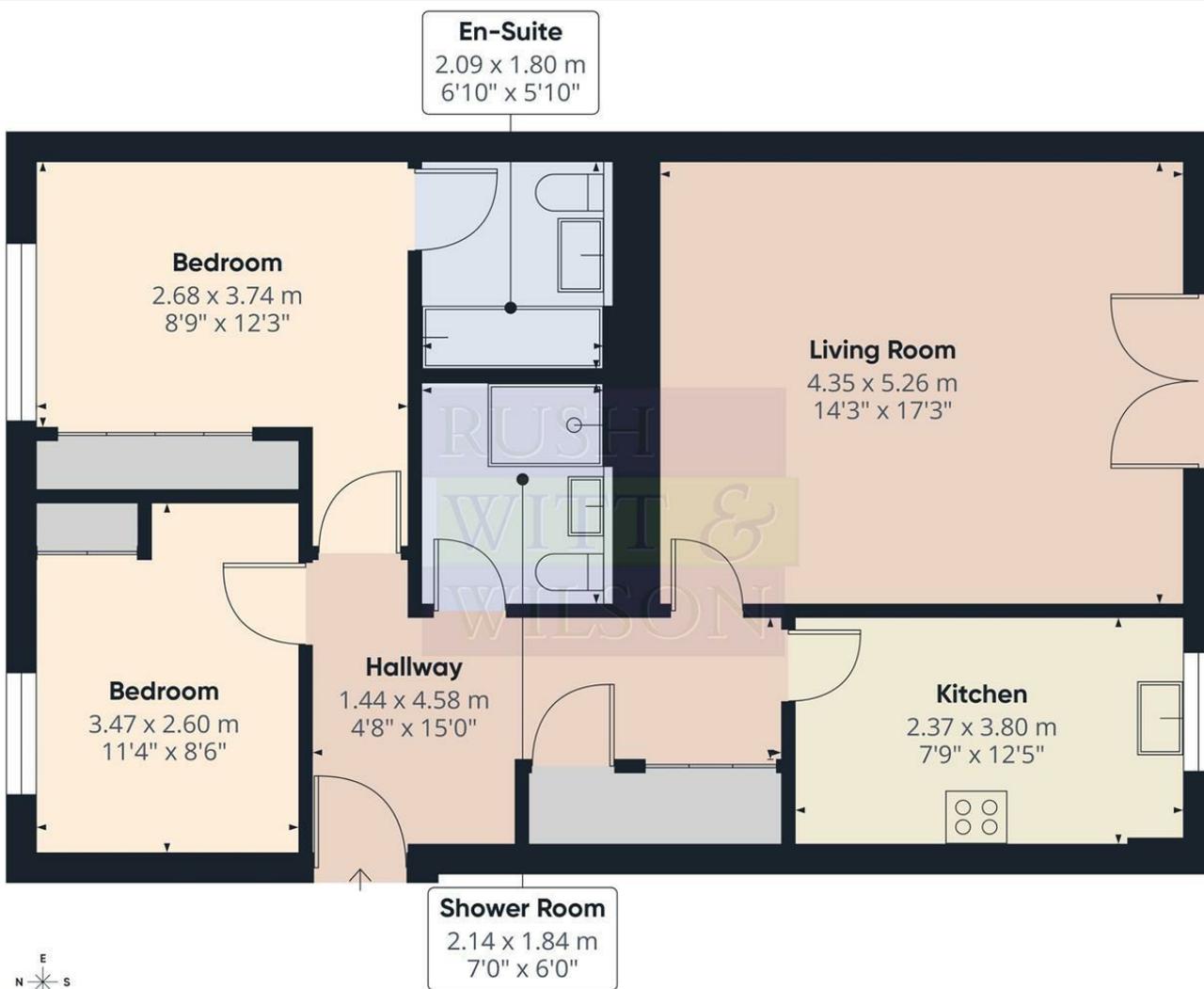
Bath with overhead shower, hand basin and toilet, gas radiator

**Agents Notes**

These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required.

Further information on broadband and mobile coverage and speeds can be found at [Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/](http://Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/)

According to the gov.uk website the property is located in an area at very low risk of surface water flooding and rivers and seas.



**Approximate total area<sup>(1)</sup>**  
72.2 m<sup>2</sup>  
776 ft<sup>2</sup>

(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.

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