

**RUSH
WITT &
WILSON**



**Flat 3, 5 Elmstead Road, Bexhill-On-Sea, East Sussex TN40 2HP
£875 Per Month**

Rush Witt & Wilson are delighted to welcome to the market this well presented one bedroom first floor flat, ideally located within close walking distance to Bexhill Town Centre. Offering bright and spacious accommodation throughout, the property comprises a large modern open plan style lounge/kitchen which includes integrated washing machine, separate freezer and integrated fridge, one double bedroom and fitted bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. The property also benefits from a front door entry system controlled from inside the flat. 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 - A.

Available completely unfurnished. Terms: £875 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

Front door leading to all the flats.

Communal Hallway

The flat is located on the first floor.

Front Door

Internal timber front door leading to.

Hallway

Electric consumer unit, doors with access to rooms.

Large Lounge/Dining Room/Kitchen

18'4" x 13'8" (5.61 x 4.18)

Front aspect double glazed bay window, two radiators. Fitted kitchen with a range of matching wall and base level units with roll top work surfaces, integrated washing machine, integrated fridge, inset stainless steel sink with drainer and mixer tap, integrated electric oven, worktop mounted gas hobs with fitted stainless steel extractor hood above, part tiled walls, ceiling mounted spotlights.

Bedroom

14'8" x 9'10" (4.48 x 3.02)

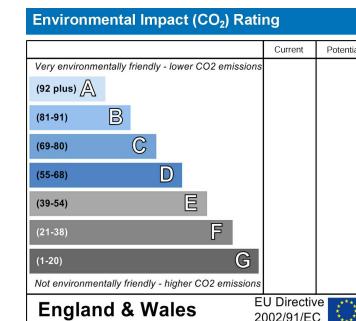
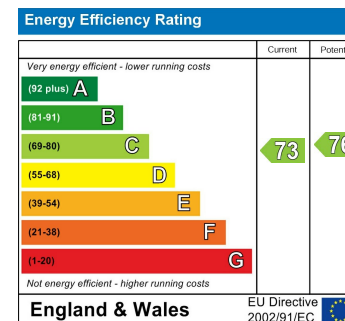
Front aspect double glazed bay window, radiator.

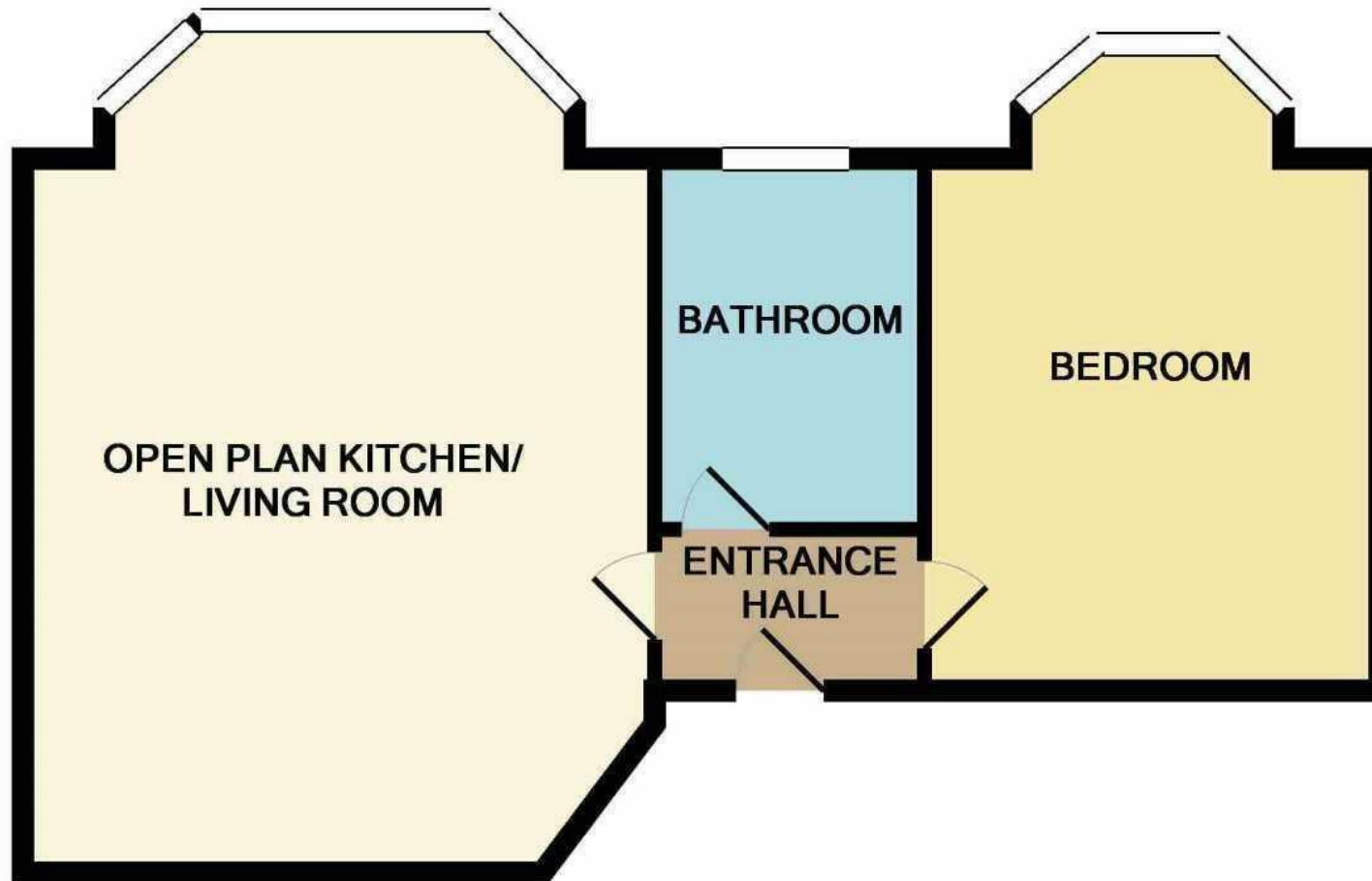
Bathroom

Front aspect obscured double glazed window, wall mounted heated chrome towel rail. White bathroom suite comprising panel enclosed bath with mixer tap and shower attachment and glass shower screen, low level w.c., pedestal mounted wash hand basin with separate hot and cold taps and tiled splash-back, part tiled walls, extractor fan, electric shaver point, tiled floor.

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/





TOTAL APPROX. FLOOR AREA 432 SQ.FT. (40.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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