

**RUSH  
WITT &  
WILSON**



**13 Rafati Way, Bexhill-On-Sea, East Sussex TN40 2EX**  
**£229,950**



**Rush, Witt and Wilson are delighted to welcome to the market this exceptionally well presented three/four bedroom maisonette ideally located in this quiet and sought after close. Offering bright and spacious accommodation throughout the property comprises lounge with south westerly facing balcony, modern fitted kitchen, three bedrooms, dining room/additional bedroom, fitted bathroom and an en-suite. Other internal benefits to the property include gas central heating to radiators and double glazed windows throughout. Offered with the added benefits of 50% share of the free hold and allocated parking space, viewing comes highly recommended by Rush Witt & Wilson Bexhill, to appreciate this spacious home in this popular Chantry Location.**



**Entrance Porch**

Obscured glass panelled front door leading to entrance porch, with stairs leading to first floor.

**First Floor Hallway**

Radiator, stairs leading to second floor, large under stairs storage cupboard, electric consumer unit.

**Kitchen**

9'4" x 7'4" (2.85 x 2.26)

Front aspect double glazed window, white handleless high gloss modern fitted kitchen with matching wall and base level units with solid wood worktop surfaces, integrated electric double oven, worktop mounted induction hob with fitted extractor hood above, stainless steel single sink with drainer and mixer tap, plumbing space for washing machine, plumbing space for dish washer, cupboard housing gas central heating boiler, space for freestanding fridge/freezer, part tiled walls, tiled floor, recessed ceiling spotlights.

**Lounge**

16'6" x 9'10" (5.04 x 3)

Rear aspect double glazed French doors leading on to a south westerly facing balcony, radiator, wall mounted up lighters.

**First Floor Bedroom One**

11'8" x 9'10" (3.57 x 3.02)

Rear aspect double glazed window, radiator, alcove with fitted wardrobe space with hanging space and shelving.

**First Floor Bedroom Two/ Dining Room**

9'4" x 8'8" (2.87 x 2.66)

Front aspect double glazed window, radiator.

**Bathroom**

Wall mounted chrome heated towel rail, white bathroom suite comprising low level wc, pedestal mounted wash hand basin with mixer tap, panelled enclosed bath with mixer tap and shower attachment, fully tiled walls, recessed ceiling spotlights, extractor fan and tiled floor.

**Second Floor Landing**

Stairs leading to second floor, with large eaves storage cupboard with further cupboard space in to the eaves.

**Bedroom Four**

10'7" x 9'8" (3.23 x 2.96)

Rear aspect double glazed Velux window, radiator, access to loft space.

**Bedroom Three**

13'4" x 10'0" (4.08 x 3.06)

Rear aspect double glazed Velux window, radiator, door giving access to en-suite.

**En-Suite**

Front aspect double glazed Velux window, heated chrome towel rail, white bathroom suite comprising panelled enclosed bath with mixer tap and shower attachment, low level wc, pedestal mounted wash hand basin with mixer tap, part tiled walls, tiled floor, extractor fan.

**Lease And Maintenance**

50% Share of Freehold. Building insurance £145 p/a.

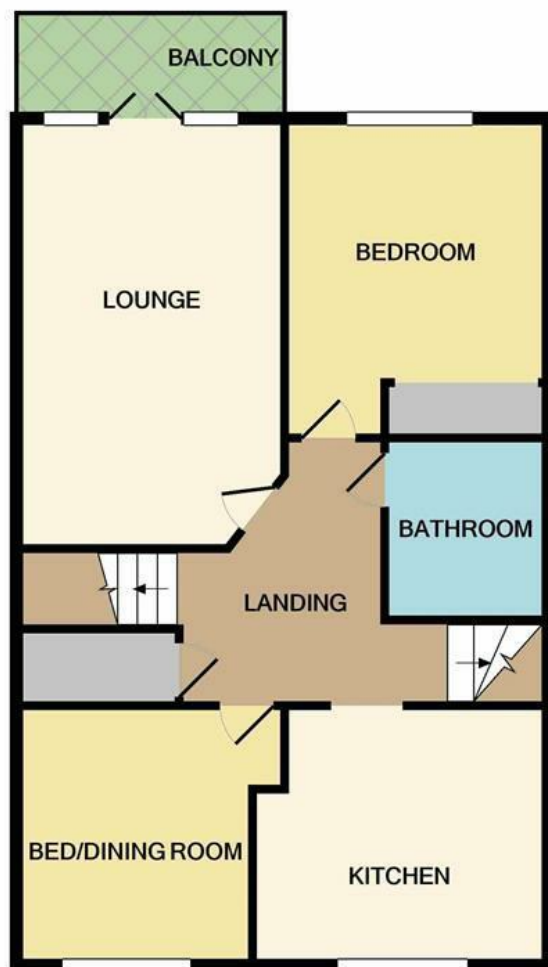
**Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

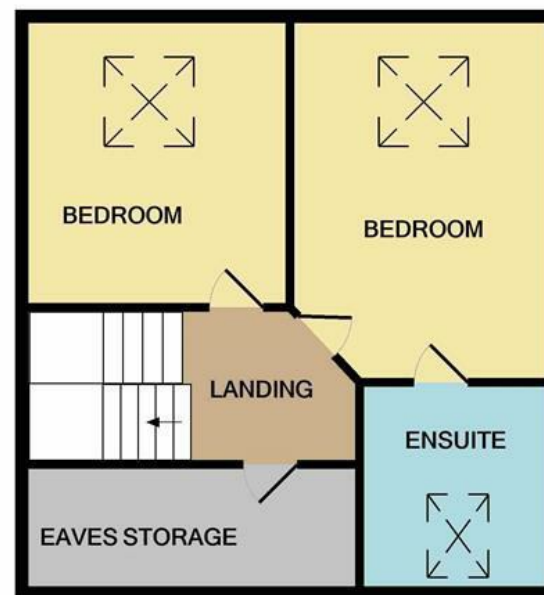








1ST FLOOR  
APPROX. FLOOR  
AREA 608 SQ.FT.  
(56.5 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 414 SQ.FT.  
(38.4 SQ.M.)

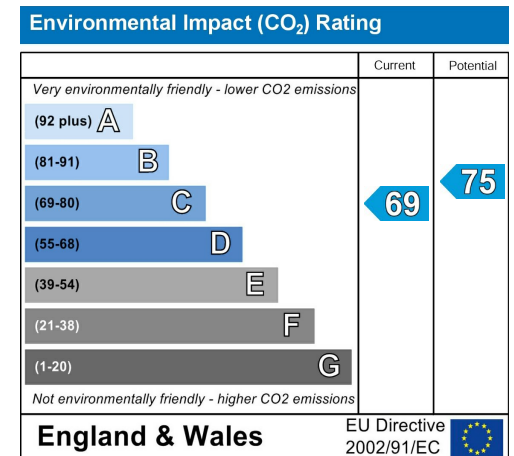
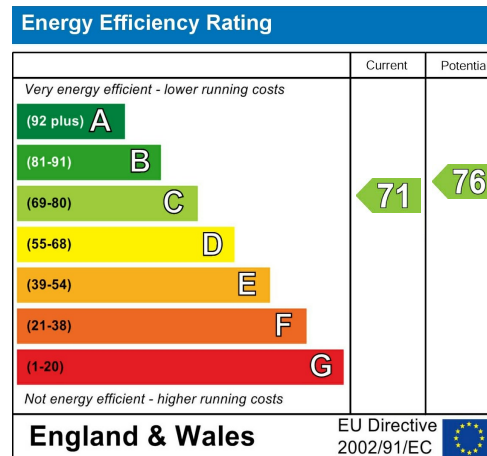


ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 32 SQ.FT.  
(3.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1053 SQ.FT. (97.9 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, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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