49A Sea Road, Bexhill-On-Sea, East Sussex TN40 1JJ
£235,000 Leasehold

A spacious four bedroom first and second floor maisonette with private entrance, kitchen/ breakfast room, first floor bathroom and shower room to the second floor, glimpse of sea views. Other internal benefits include gas central heating system, double glazed windows and doors throughout. Externally the property boasts off road parking to the front, situated close to Bexhill Town Centre with its excellent range of shopping facilities, services and mainline railway station to London. Viewings come highly recommended by Rush Witt & Wilson sole agents.

Entrance Vestibule
Stairs rising to the first floor, obscure glass window to the side elevation, shelving.

Private Entrance Hallway
Entrance door, window to the side elevation, double radiator, doors off to the following:

Living Room
18'2 x 15'5 (5.54m x 4.70m)
Bay window to the front elevation, two double radiators, brick built fireplace.

Kitchen/Breakfast Room
12'8 x 10'8 (3.86m x 3.25m)
Window to the rear elevation, double radiator, fitted kitchen comprising a range of base and wall units, laminate worktop surfaces, single drainer sink unit with mixer tap, range style cooker, gas hob, electric oven with extractor canopy and light above, tiled splashback.

Utility Cupboard
Window to the side elevation, space and plumbing for washing machine, shelving.

Bedroom One
13'5 x 12'8 (4.09m x 3.86m)
Window to the rear elevation, double radiator.

Bedroom Two
9'10 x 8' (3.00m x 2.44m)
Bay window to the front elevation, double radiator.

Bathroom
Suite comprising panelled shower bath with hand shower attachment, low level wc, pedestal wash hand basin, double radiator, built in airing cupboard, obscure glass window to the side elevation.

Second Floor

Landing
Obscure glass window to the side elevation, doors off to the following:

Bedroom Three
15' x 14'6 (4.57m x 4.42m)
Window to the front elevation, double radiator.

Bedroom Four
12'9 x 13'6 (3.89m x 4.11m)
Window to the rear elevation, double radiator.

Shower Room
Suite comprising walk in shower with chrome controls, chrome shower head, low level wc, pedestal wash hand basin, electric heated towel rail, velux window to the rear elevation.

Outside

Allocated Parking
Allocated parking space.

Lease & Maintenance
946 years remaining on the lease.
Service Charge - 2/3rd share as and when required.

Agents Note
Council Tax Band - B

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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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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

TOTAL FLOOR AREA : 1447 sq.ft. (134.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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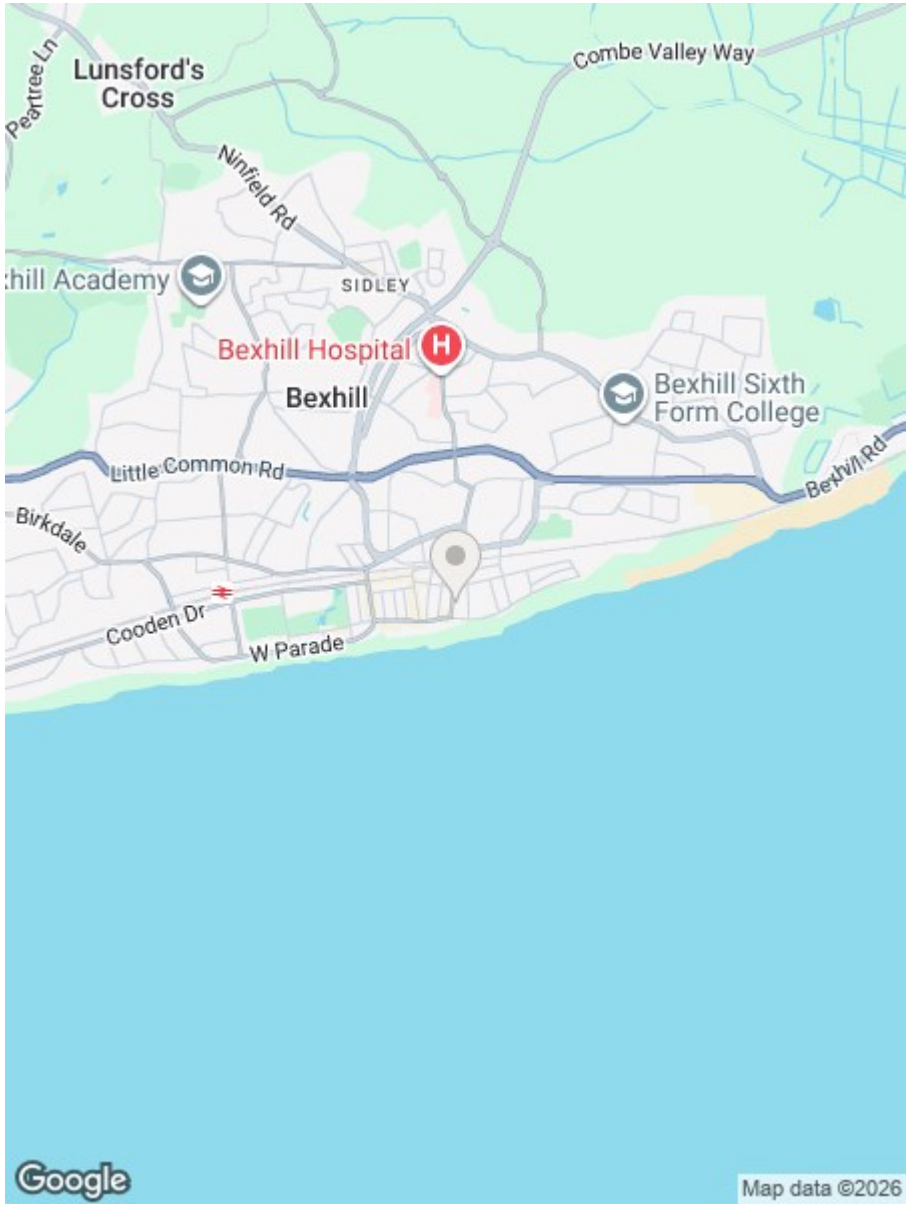

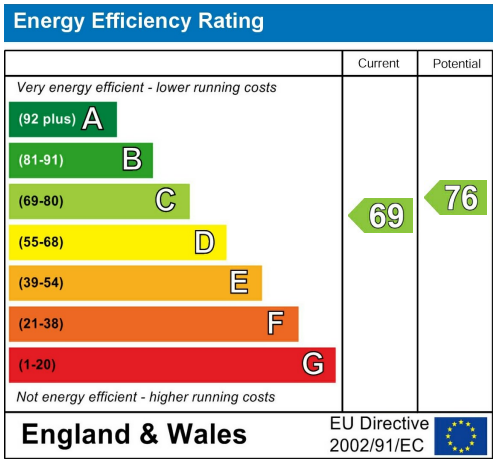

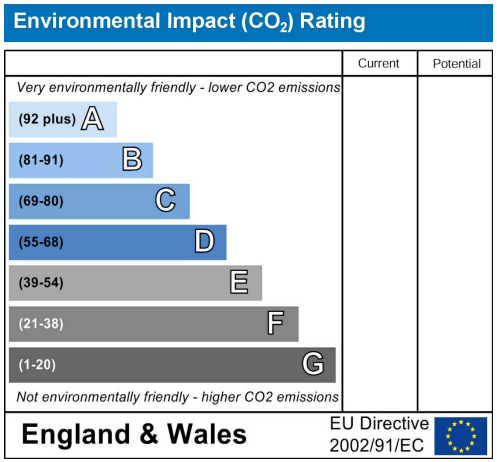

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