

**RUSH
WITT &
WILSON**



**Flat 4, Cloister Court Brassey Road, Bexhill-On-Sea, East Sussex TN40 1LF
£239,950**

An opportunity to acquire this well presented, two double bedroom, purpose built apartment, ideally located just a short walk from the seafront and town centre. Offering bright and spacious accommodation throughout the property comprises a large L-shaped lounge/diner, modern fitted kitchen, two double bedrooms, modern fitted shower room and separate WC. Other internal benefits include gas central heating to radiators, double glazed windows and ample storage space throughout. Conveniently situated within close and easy walking distance of Bexhill's Picturesque seafront, Bexhill town centre and mainline rail station with direct links to London, Gatwick Airport, Brighton and Ashford International. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning apartment in this popular location.



Communal Entrance Hall

Communal entrance door leading to the communal hallway, flat is located on the first floor.

Private Entrance Hallway

Obscured glass panelled internal front door leading to the hallway, comprising two large double storage cupboards, both with fitted shelving and storage cupboard above, utilities cupboard housing the modern electric consumer unit and electric meter.

Lounge/Diner

22'10" x 17'2" (6.97 x 5.24)

L-shaped lounge/diner with double glazed windows to the rear elevation, two radiators, door leading through to kitchen.

Kitchen

10'7" x 8'11" (3.25 x 2.72)

Double glazed window to the side elevation, modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, integrated fridge/freezer, worktop mounted electric hob with fitted extractor hood above, integrated electric oven, stainless steel single sink with drainer and mixer tap, integrated washing machine, integrated dishwasher, part tiled walls, walk in larder cupboard providing ample storage space with fitted shelving, wall mounted gas central heating boiler and gas meter.

Bedroom One

14'5" x 12'5" (4.40 x 3.80)

Double glazed window to the front elevation, radiator, fitted wardrobe with hanging space, shelving and storage cupboard above.

Bedroom Two

13'4" x 10'5" (4.07 x 3.20)

Double glazed window to the front elevation, radiator, fitted wardrobe with hanging space, shelving and storage cupboard above.

Shower Room

Obscured double glazed window to the side elevation, heated chrome towel rail, modern white suite comprising pedestal mounted wash hand basin with mixer tap, large walk in shower cubicle with wall mounted shower controls and shower attachment. part tiled walls.

Separate WC

Obscured double glazed window to the side elevation, low level WC.

Outside**Communal Gardens**

Well maintained communal gardens to the front of the property.

Lease And Maintenance

The Remainder of 125 years Lease Remaining from 1998, Service Charge - Last years Service charge was £900 p/a with a ground rent of £100 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.



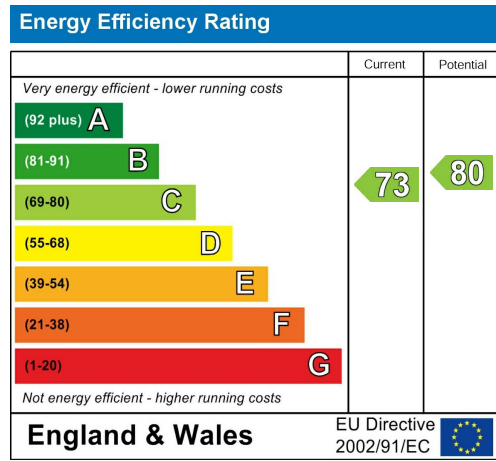
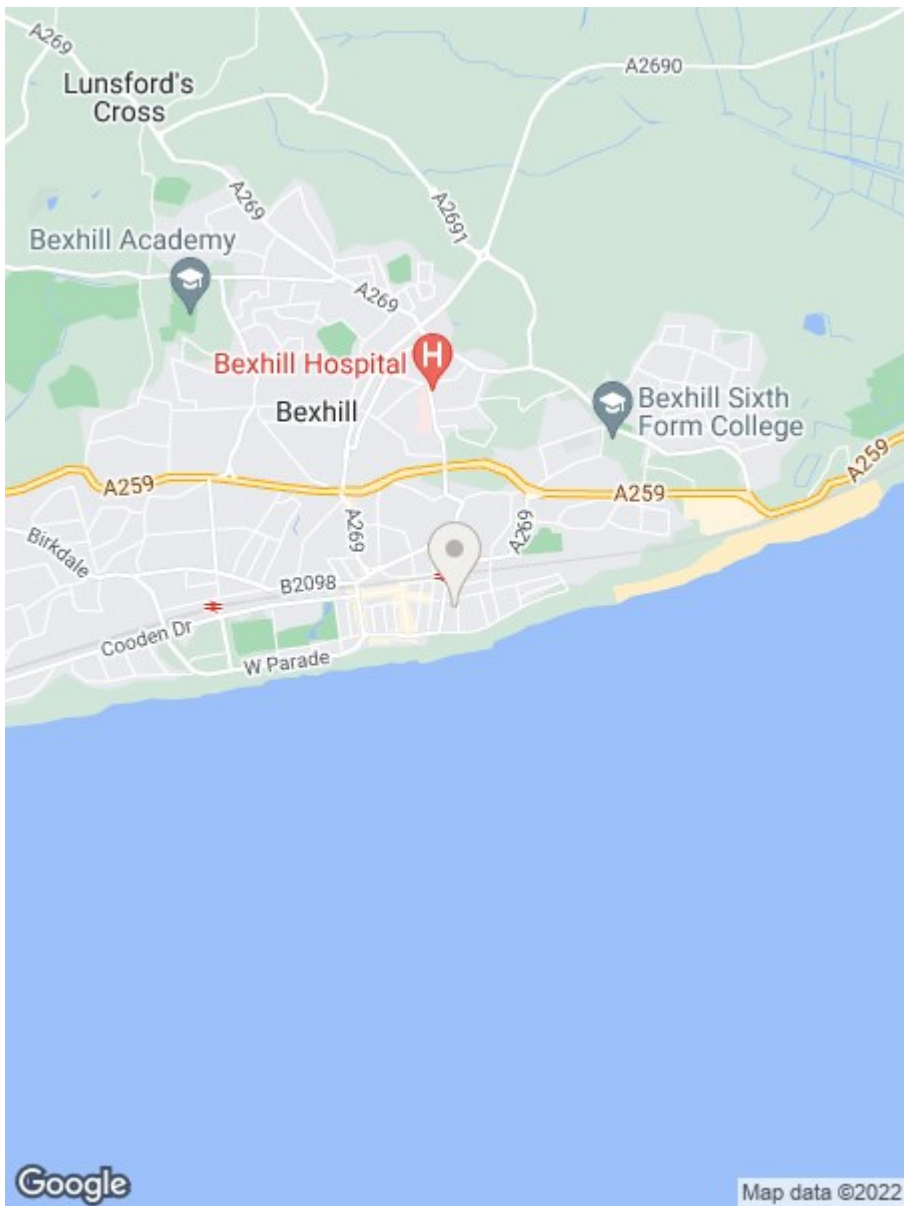
GROUND FLOOR
867 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.6 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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