

**RUSH  
WITT &  
WILSON**



**12 The Maples Hastings Road, Bexhill-On-Sea, East Sussex TN40 2HJ  
£210,000**

**A bright and spacious purpose built first floor apartment comprising two double bedrooms, bay fronted lounge/diner, fitted kitchen/breakfast room and modern fitted bathroom. Other internal benefits include double glazed windows throughout. Externally the property boasts well maintained communal gardens to both the front and rear of the property with a car park with allocated parking space also to the rear. Conveniently situated within easy walking distance of Bexhill Town Centre with amenities, seafront and mainline rail station. Viewing comes highly recommended by Rush Witt & Wilson Bexhill to appreciate this spacious apartment in this popular location and offered with no onward chain.**



**Communal Entrance Door**

With entryphone system leading to the communal hallways. Stairs leading to all floors whereby the flat is located on the first floor.

**Internal Front Door**

Leading to:

**Hallway**

Electric storage heater, airing cupboard housing hot water cylinder with slatted shelving.

**Lounge**

16'2" x 13'11" (4.94m x 4.25m )

Double glazed bay window to rear elevation, electric storage heater, door giving access to kitchen/breakfast room.

**Kitchen/Breakfast Room**

11'0" x 7'11" (3.36m x 2.43m )

Double glazed window to rear elevation. Fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, integrated electric oven, electric hob with fitted extractor hood above, stainless steel bowl and a half sink with drainer and mixer tap, plumbing space for washing machine, space for undercounter fridge/freezer, space for free standing fridge/freezer, part tiled walls.

**Bedroom One**

11'9" x 8'11" (3.60m x 2.73m )

Double glazed window to side elevation, electric radiator.

**Bedroom Two**

11'10" x 6'7" (3.61m x 2.01m )

Double glazed window to side elevation, electric radiator.

**Bathroom**

White bathroom suite comprising low level w.c., pedestal mounted wash hand basin with tiled splashback and a panel enclosed bath with mixer tap and shower attachment, part tiled walls, electric shaver point, extractor fan.

**Outside****Communal Driveway**

To the side of the property that leads to the rear.

**Rear Of The Property**

There is a carpark with allocated parking space, well

maintained communal gardens to both the front and rear of the building.

**Maintenance Details**

To be confirmed.

We have been advised by the owners that the lease has 971 years remaining. We have also been advised that the service charge is £427.25 every six months, which includes ground rent.

**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.

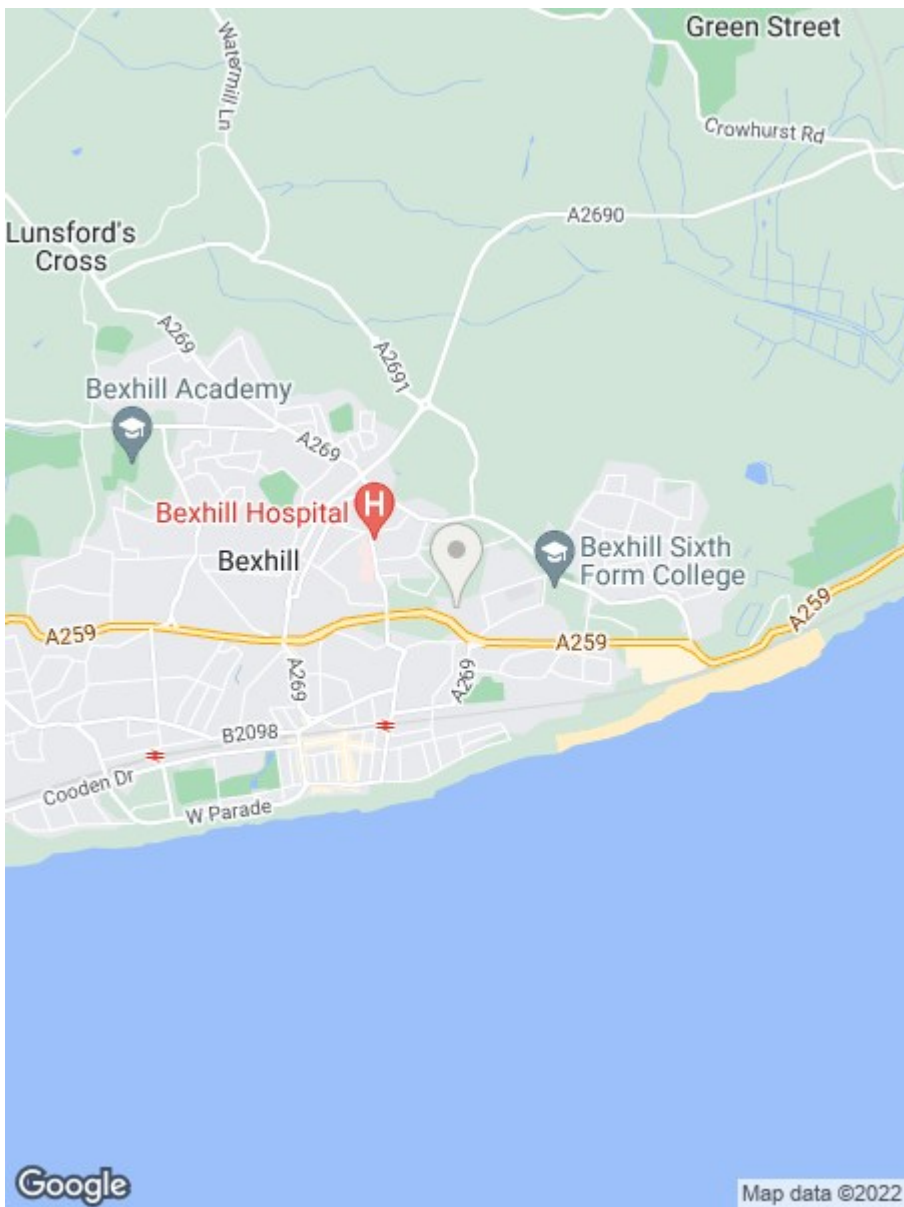


GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 586 sq.ft. (54.4 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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