

**RUSH  
WITT &  
WILSON**



**Flat 1, 30 Woodville Road, Bexhill-On-Sea, East Sussex TN39 3EU  
£225,000**

Rush, Witt and Wilson are delighted to welcome to the market this stunning one bedroom, ground floor garden flat, ideally located within easy walking distance of Bexhill town centre, Egerton Park and Bexhill seafront. Presented to an exceptional standard throughout by the current owners, the property comprises large bay fronted lounge/diner, modern fitted kitchen, large double bedroom and a modern fitted bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property boasts a beautiful private and secluded rear garden, whilst to the front of the property there is an additional south facing front garden. Ideally situated in this sought after tree lined road with easy access to local amenities, beach, park and both Collington and Bexhill main line rail stations. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning apartment in this popular location. Council Tax Band A.



**Communal Entrance Hallway**

Communal entrance leading to the communal entrance hallway, with services cupboard housing the electric meters, electric consumer units, the flat is found on the ground floor.

**Private Hallway**

6'2" x 4'1" (1.89 x 1.25)

Internal front door leading to the entrance hall, with radiator, door leading through to lounge.

**Lounge/Diner**

17'11" x 13'10" (5.48 x 4.23)

Large double glazed bay window to the front elevation overlooking the private front garden, two radiators, ornamental feature fireplace, bespoke fitted alcove shelving.

**Kitchen**

10'9" x 9'10" (3.29 x 3.00)

Obscured double glazed window to the side elevation, radiator, modern fitted kitchen with a range of matching wall and base level units with laminate rolled edge worktop surfaces, larder style cupboard, integrated electric oven, five gas ring burner hob with stainless extractor hood above, integrated washing machine, stainless steel bowl and half sink with drainer and mixer tap, space for American style fridge/freezer, large storage cupboard providing ample storage space and housing the electric consumer unit, gas central heating boiler and additional space for tumble dryer, access to private loft space, part tiled walls.

**Bedroom**

12'9" x 14'2" (3.90 x 4.32)

Double glazed windows and a double glazed door to the rear elevation giving direct access onto the private rear garden, radiator.

**Bathroom**

Radiator, modern white suite comprising panelled enclosed bath with mixer tap, shower attachment and rain effect showerhead, low level wc, vanity unit with wash hand basin, mixer tap and storage cupboard/drawers beneath, extractor fan, bathroom light with shaver point, part tiled walls, tiled floor, recessed ceiling spotlights.

**Outside****Private Rear Garden**

Beautifully maintained private rear garden with patio, the rest of the garden is decorative shingled laid, external lighting, external power points.

**Private Front Garden**

South facing, shingled laid font garden.

**Lease and Maintenance**

Leasehold with 991 years remaining. Maintenance approx. £200 pcm.

**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.

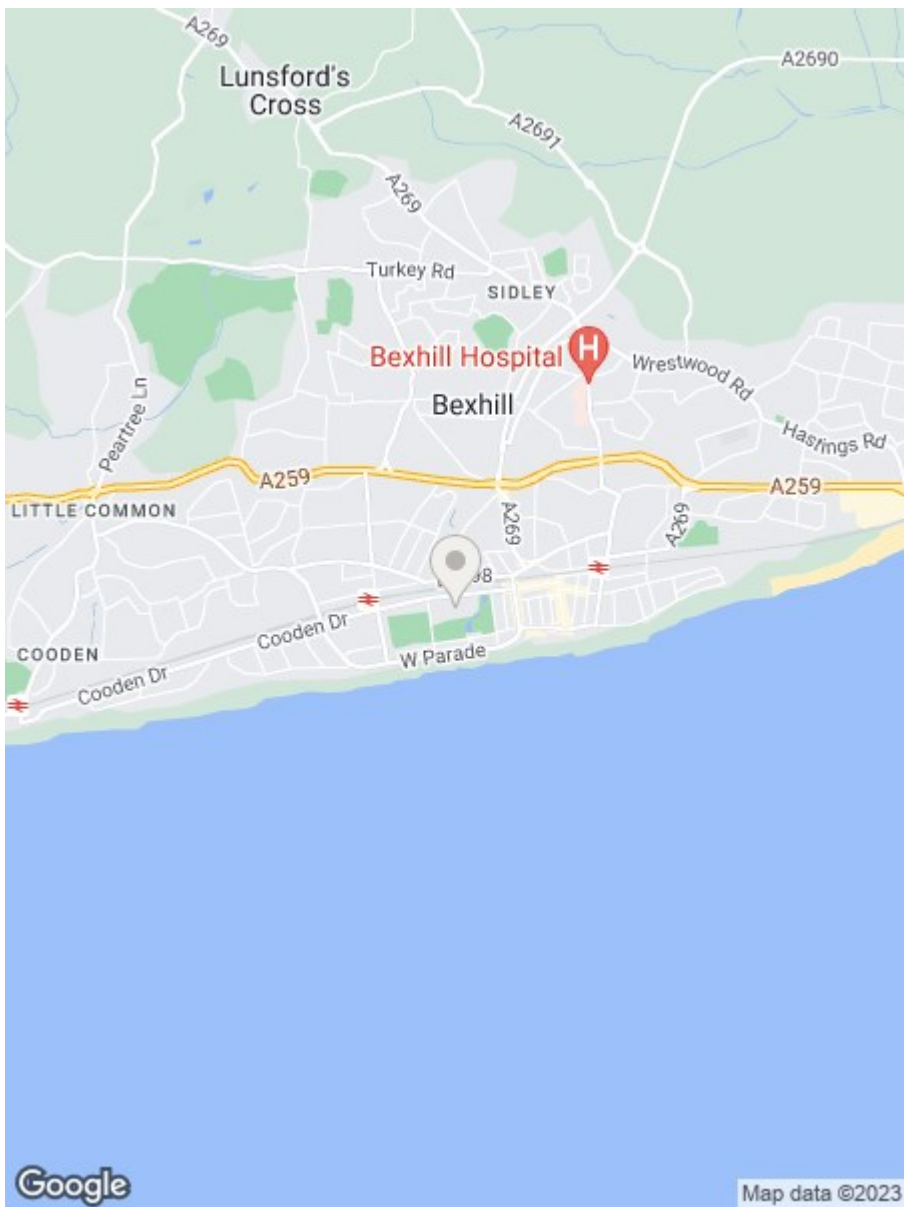


GROUND FLOOR  
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.5 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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