

**RUSH
WITT &
WILSON**



**6, Bayeux Court Middlesex Road, Bexhill-On-Sea, East Sussex TN40 1LU
£245,000**

A stunning two double bedroom ground floor flat situated just off the beautiful Seafront at Bexhill, short walking distance from the town, modern kitchen & bathroom suites, gas central heating system, study area, double glazed windows and doors, private entrance, share of freehold, vendor suited, garage, communal gardens, viewing comes highly recommended by RWW sole agents.



Private Entrance Hallway

With entrance door, wood affect flooring, builtin cloaks cupboard, entryphone system, study area with shelving.

Living Room

19'8 x 11'1 (5.99m x 3.38m)

Windows to both front and rear elevations, two double radiators, stone fireplace.

Kitchen

14'4 x 8'10 (4.37m x 2.69m)

Modern fitted kitchen comprising a range of handle less, high gloss finished white base and wall units with moon fleck straight edge worktops, one and half bowl enamel sink unit with mixer tap, plumbing for washing machine, plumbing for dishwasher, space for American style fridge/freezer, double radiator, builtin double oven with grill with gas hob with vertical extractor canopy and light, brushed stainless steel splash back.

Bedroom One

14'2 x 9' (4.32m x 2.74m)

Window to both front and side elevations, double radiator.

En Suite

Suite comprising walk in shower with chrome shower controls, chrome shower head, hand shower attachment, wc with low level flush, pedestal wash hand basin with splash backs, obscured glass window to the side elevation, heated chrome towel rail, ceramic floor tiling.

Bedroom Two

13'10 x 10'9 (4.22m x 3.28m)

Window to front elevation, double radiator.

Bathroom

Modern bathroom suite comprising shower/bath with chrome controls, wc with low level flush, pedestal wash hand basin, chrome heated towel rail, window to side elevation, tiled splash backs and tiled floor.

Outside**Communal Gardens**

Mainly laid to lawn.

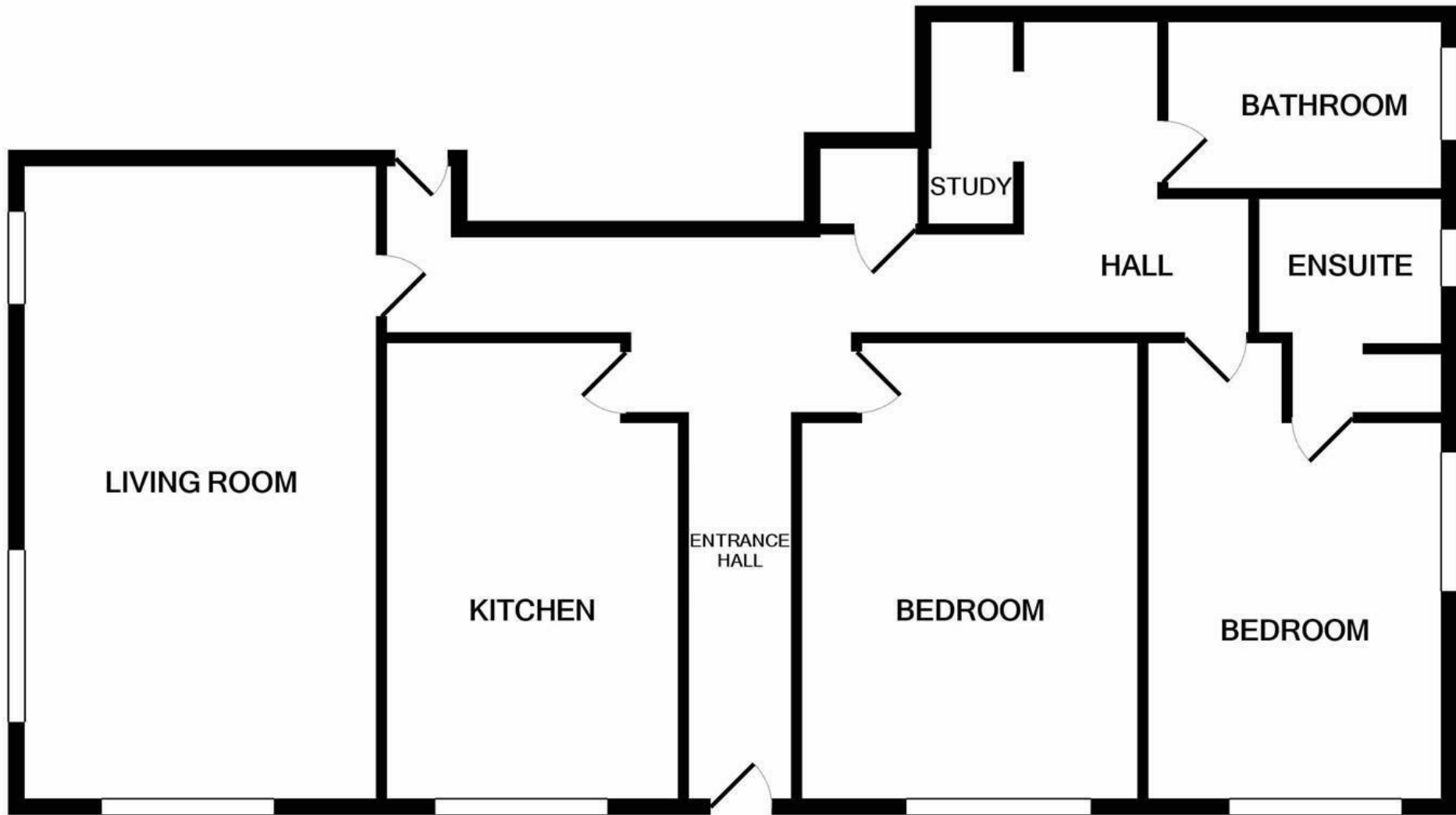
Garage En Bloc**Maintenance Charges**

Share of Freehold, £1500 pa, remainder, 999 years lease

Agents Note

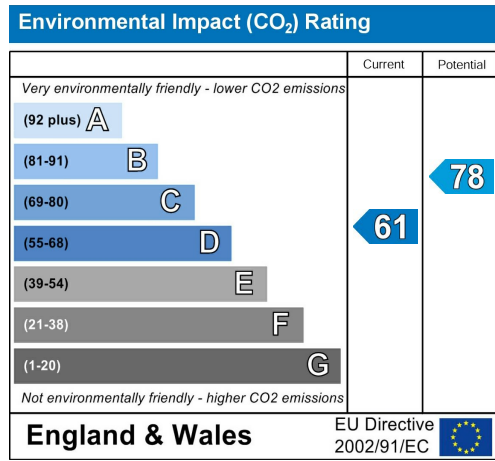
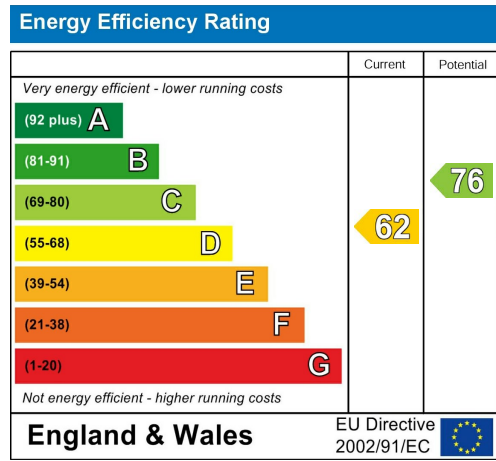
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 859 SQ.FT. (79.8 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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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