

**RUSH  
WITT &  
WILSON**



**Flat 17, Greyhorses, 112 Barnhorn Road, Bexhill-On-Sea, East Sussex TN39 4QQ  
£205,000 Share of Freehold**

# About the property

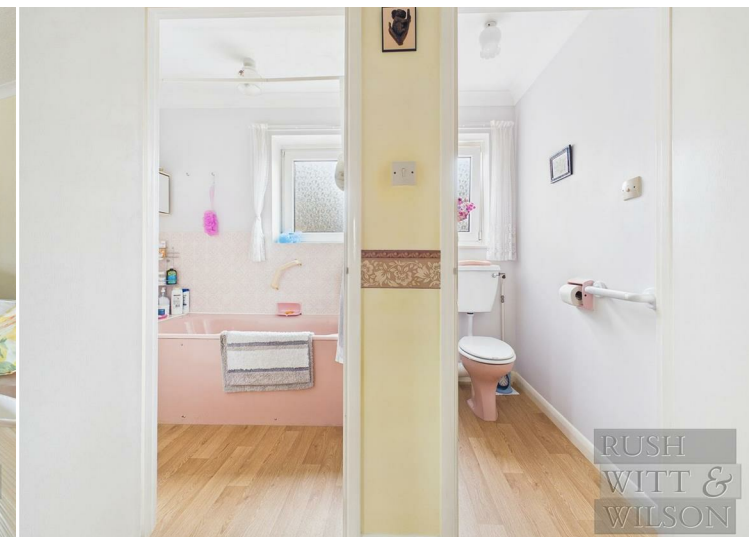
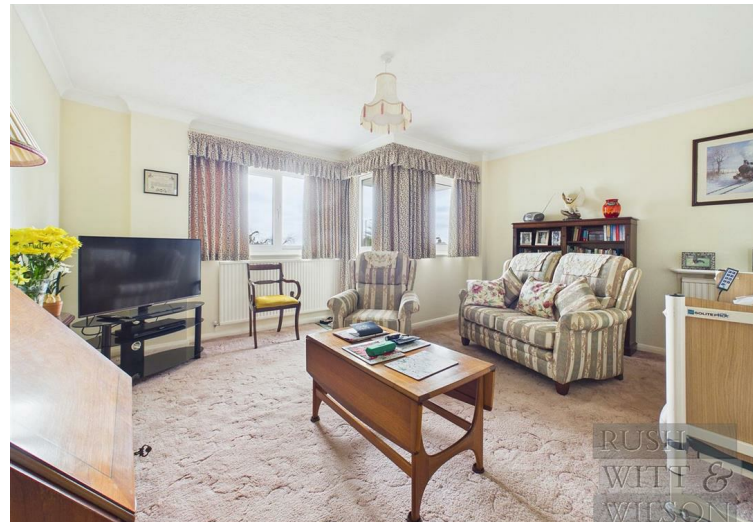
A well presented purpose built apartment, situated on the first floor with lift access, comprising large entrance hallway, large living room with door out to sun balcony, fitted kitchen, bathroom suite, separate wc and two double bedrooms.

Other internal benefits include gas central heating system and double glazed windows and doors.

Externally, the property boasts off road parking on a first come first serve basis, communal gardens and garage en-bloc.

The property comes situated in this Little Common location, within close proximity to the village with its wide range of amenities.

Viewings comes highly recommended by Rush, Witt & Wilson Bexhill.



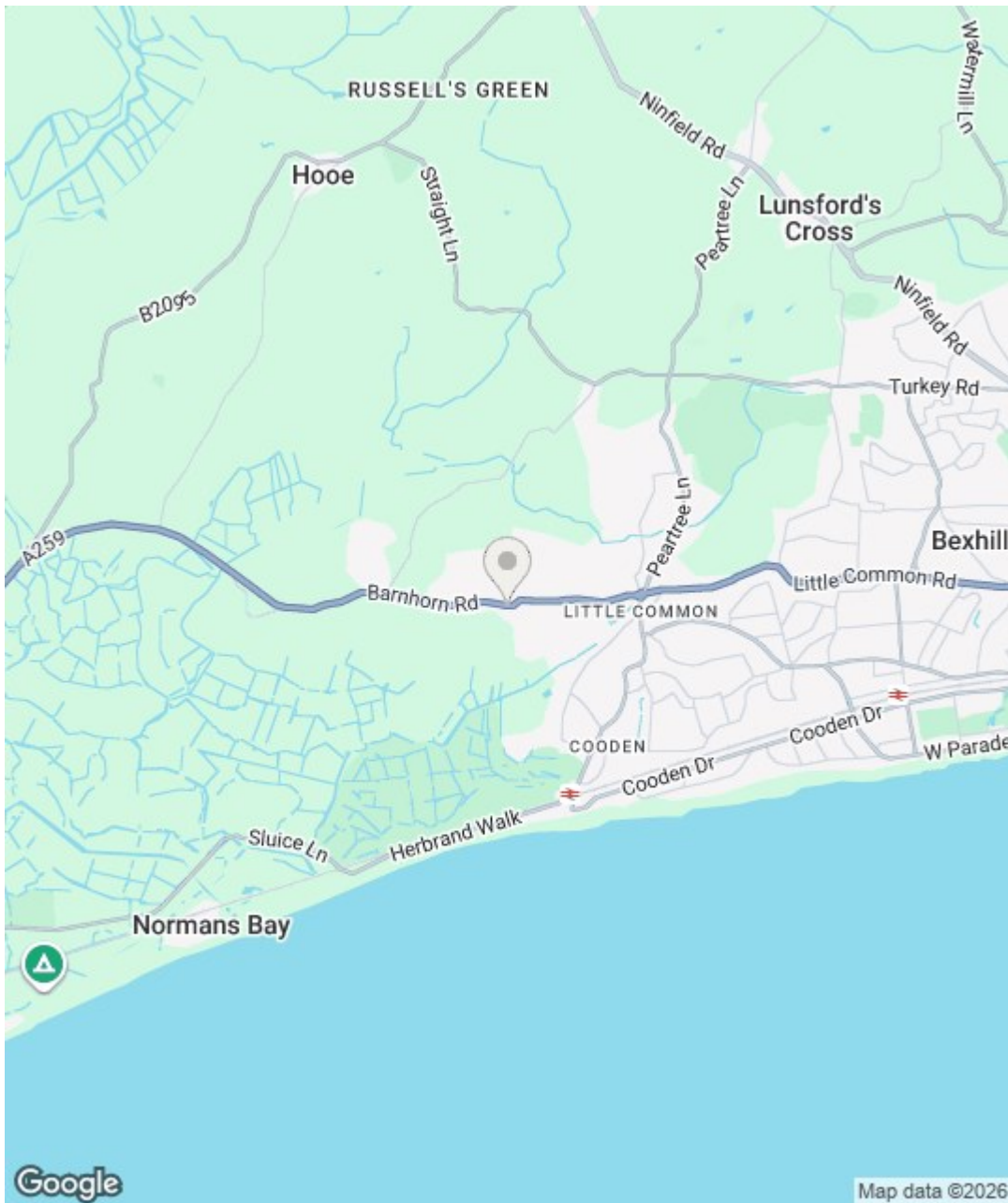



Approximate total area<sup>(1)</sup>  
69 m<sup>2</sup>  
745 ft<sup>2</sup>


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	72	77
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Council Tax Band - C

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:

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