

**RUSH  
WITT &  
WILSON**



**6 Devonshire House Devonshire Road, Bexhill-On-Sea, East Sussex TN40 1AH  
Guide Price £127,500**

**A very spacious three bedroom first floor flat situated in the heart of Bexhill Town Centre, brand new 125 year lease, lift, gas central heating system, double glazed windows, kitchen/ breakfast room, VACANT POSSESSION. The property is currently being cleared however viewings are available. More photographs will follow shortly. Viewing recommended by RWW sole agents. Council Tax Band B.**



**Communal Entrance Hallway**

With entry-phone system, lift to the first floor.

**Private Entrance Lobby**

With coat hooks.

**Entrance Hallway**

With entry-phone system, built in storage cupboard.

**Living Room**

23'7" x 10'11" (7.20 x 3.35)

Window to the side elevation with far reaching views, two double radiators.

**Kitchen**

11'0" x 11'9" (3.36 x 3.60)

Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, space for cooker, space for fridge/freezer, plumbing for washing machine, wall mounted gas central heating and domestic hot water boiler.

**Bedroom One**

15'7" x 9'1" (4.77 x 2.79)

Two windows overlook the the side elevation, double radiator.

**Bedroom Two**

9'1" x 12'5" (2.77 x 3.79)

Window to the rear elevation, double radiator.

**Bedroom Three**

11'0" x 8'7" (3.37 x 2.63)

Window to the rear elevation, double radiator.

**Bathroom**

Wet-room configuration with built in airing cupboard, wc with low level flush, pedestal wash hand basin, wall mounted electric shower unit with controls and showerhead, obscured glass window to the rear elevation, single radiator.

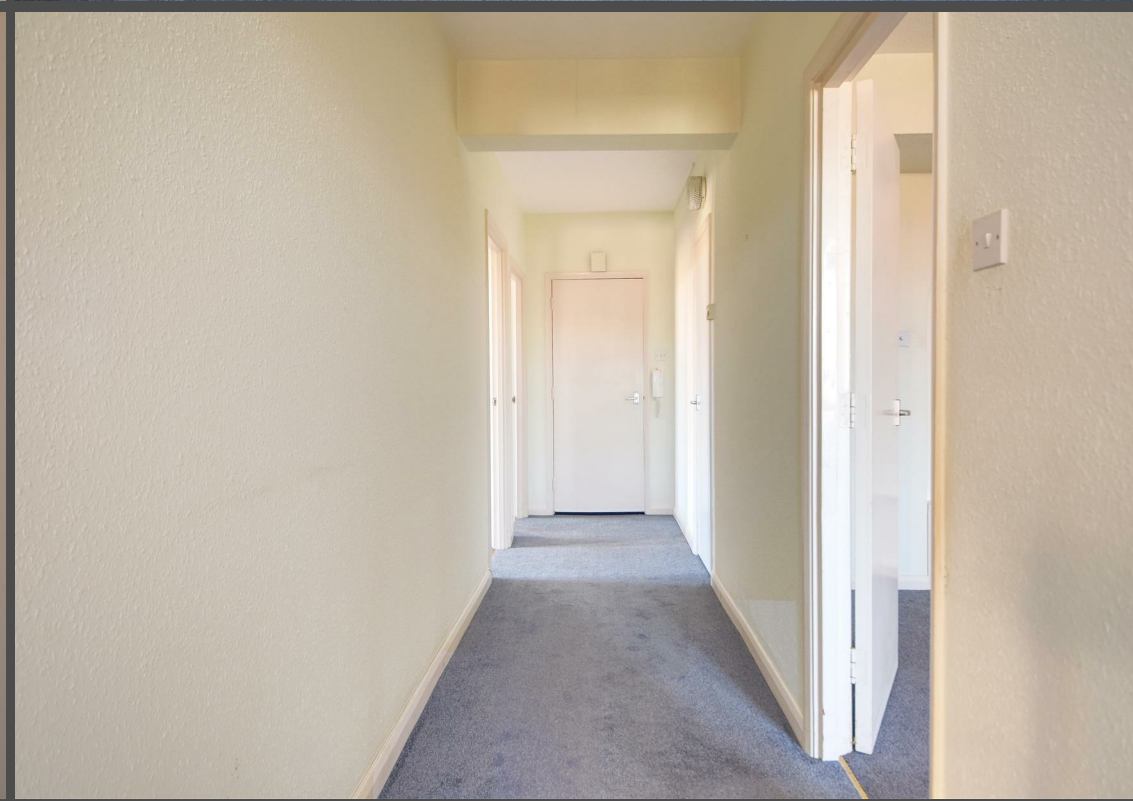
**Lease Details**

Brand new 125 year lease, £3,298.78 per annum or £275 pcm, include buildings insurance and water, no ground rent to pay, 10.59% share.

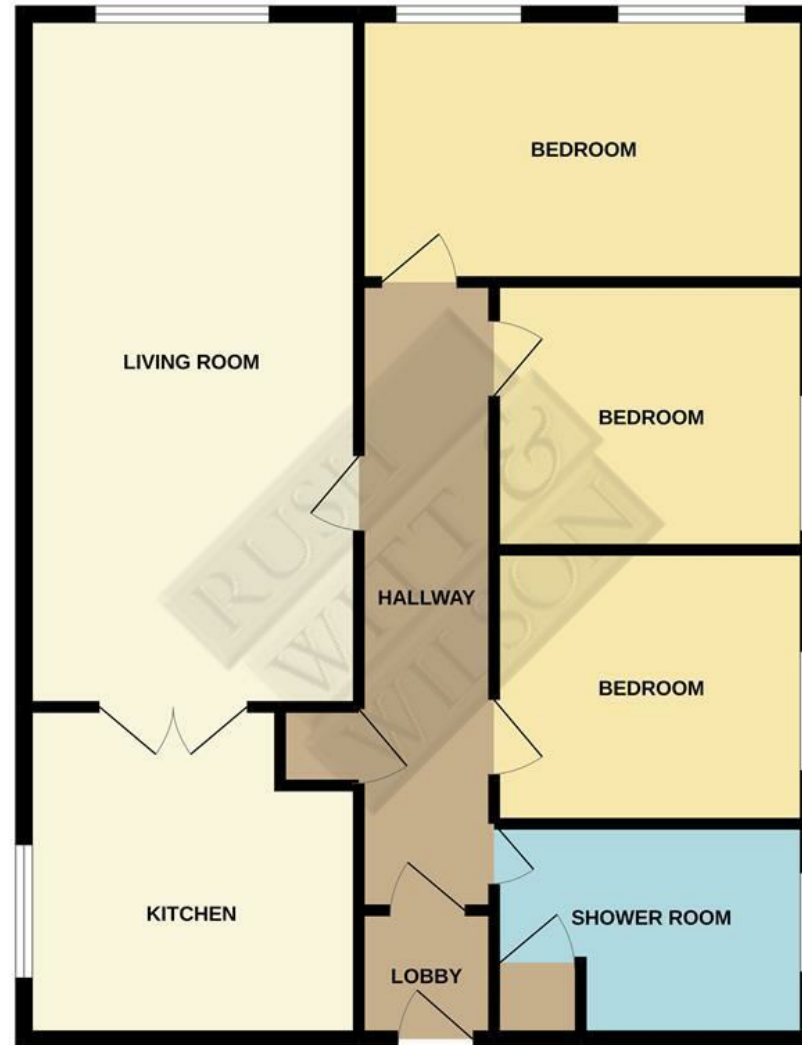
**Agents Note**

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.

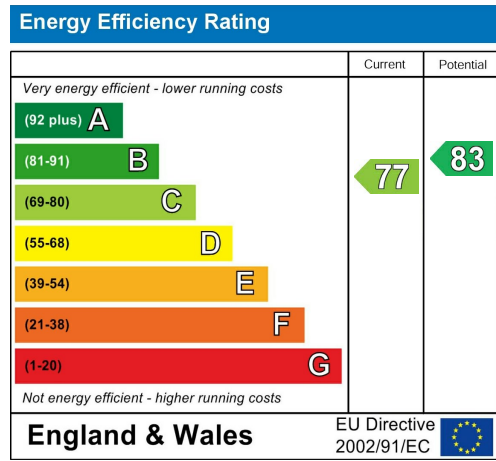
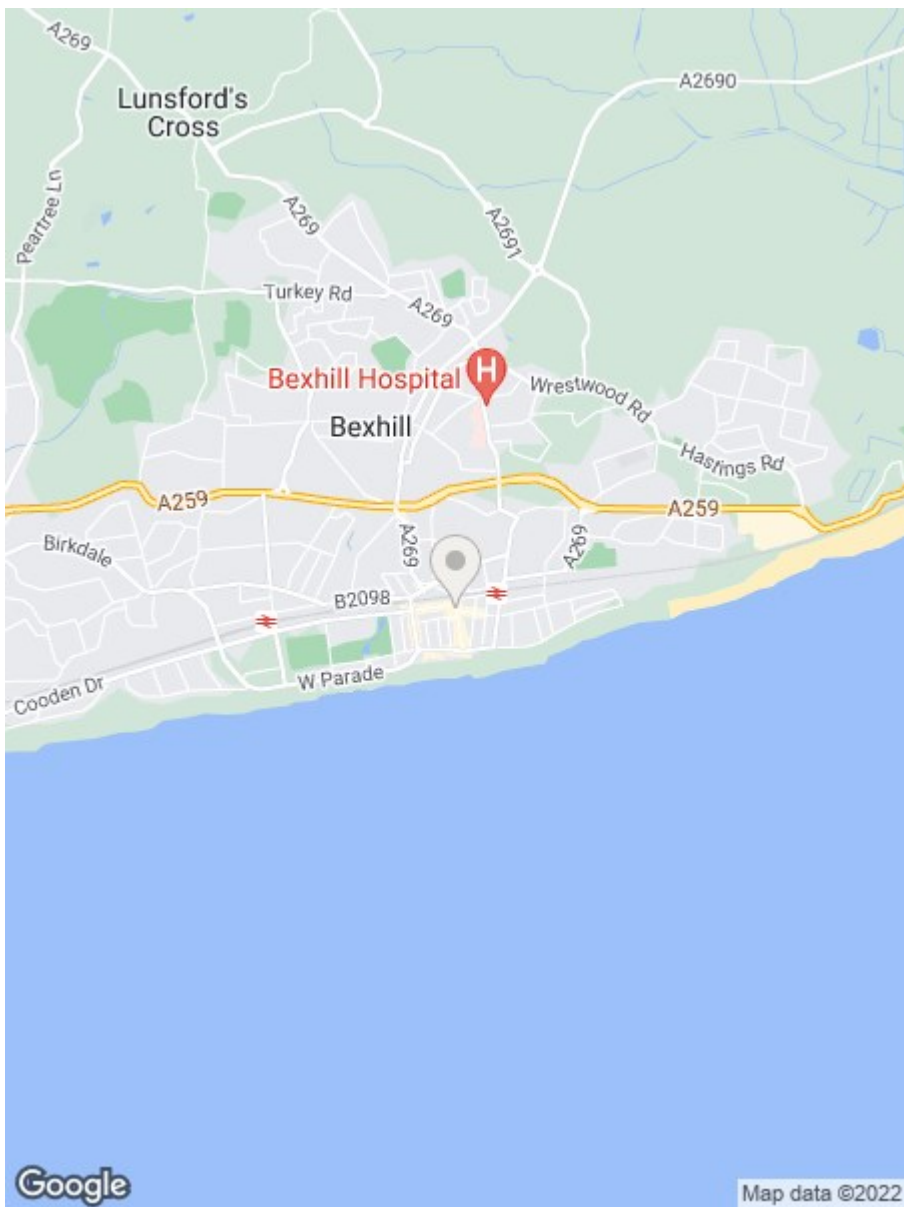


GROUND FLOOR  
900 sq.ft. (83.6 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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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