

RUSH
WITT &
WILSON



25 Greyhorses 112 Barnhorn Road, Bexhill-On-Sea, East Sussex TN39 4QQ
£199,000 Share of Freehold

This two bedroom third floor apartment offers a great opportunity for a buyer looking to put their own stamp on a property. Flexibly priced to reflect the need for modernisation the flat boasts bright and spacious accommodation with outstanding views. The property is ideal for a first time buyer, down-sizer or investor looking for a rewarding project. The spacious accommodation comprises a south facing living room, kitchen, two double bedrooms, separate WC and shower suite. Other internal benefits include a newly installed gas central heating boiler and double glazing. Externally the property boasts a sun balcony and garage en-bloc, share of freehold and lift to the top floor. The property comes with vacant possession and comes highly recommended by Rush Witt and Wilson, Sole Agents.



Communal Entrance Hallway

Stairs or lift to the top floor.

Private Entrance Hall

Entrance door, single radiator, entry phone system, built in airing cupboard, large walk in storage room, additional storage cupboard, doors off to the following:

Living Room

16'11 x 15'2 (5.16m x 4.62m)

Windows overlooking the southerly elevation with stunning sea views and views out towards beachy head Eastbourne, large sun terrace, single radiator, double radiator, serving hatch through to kitchen.

Kitchen

18'7 x 7'10 (5.66m x 2.39m)

Window to the front elevation, fitted kitchen comprising a range of base and wall units with laminate worktop surfaces, single drainer sink with side drainer and mixer tap, space and plumbing for washing machine, space for cooker, tiled splashbacks.

Bedroom One

16'4 x 10'4 (4.98m x 3.15m)

Window to the front elevation with stunning sea views, built in wardrobe cupboard, single radiator.

Bedroom Two

14'2 x 10'7 (4.32m x 3.23m)

Window to the side elevation, single radiator, wall mounted gas central heating domestic hot water boiler, built in wardrobe cupboards.

Shower Room

Suite comprising walk in shower with electric shower controls and shower head, pedestal wash hand basin, single radiator, tiled walls, obscure glazed window to the side elevation.

Separate WC

Obscure glazed window to the side elevation, wall mounted wash hand basin, low level wc, wall mounted electric radiator.

Outside

Garage-En-Bloc

Number 15.

Maintenance & Services

The property comes with a share of freehold, we have been advised that the annual service charge is £1,800.

Agents Note

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:

- 1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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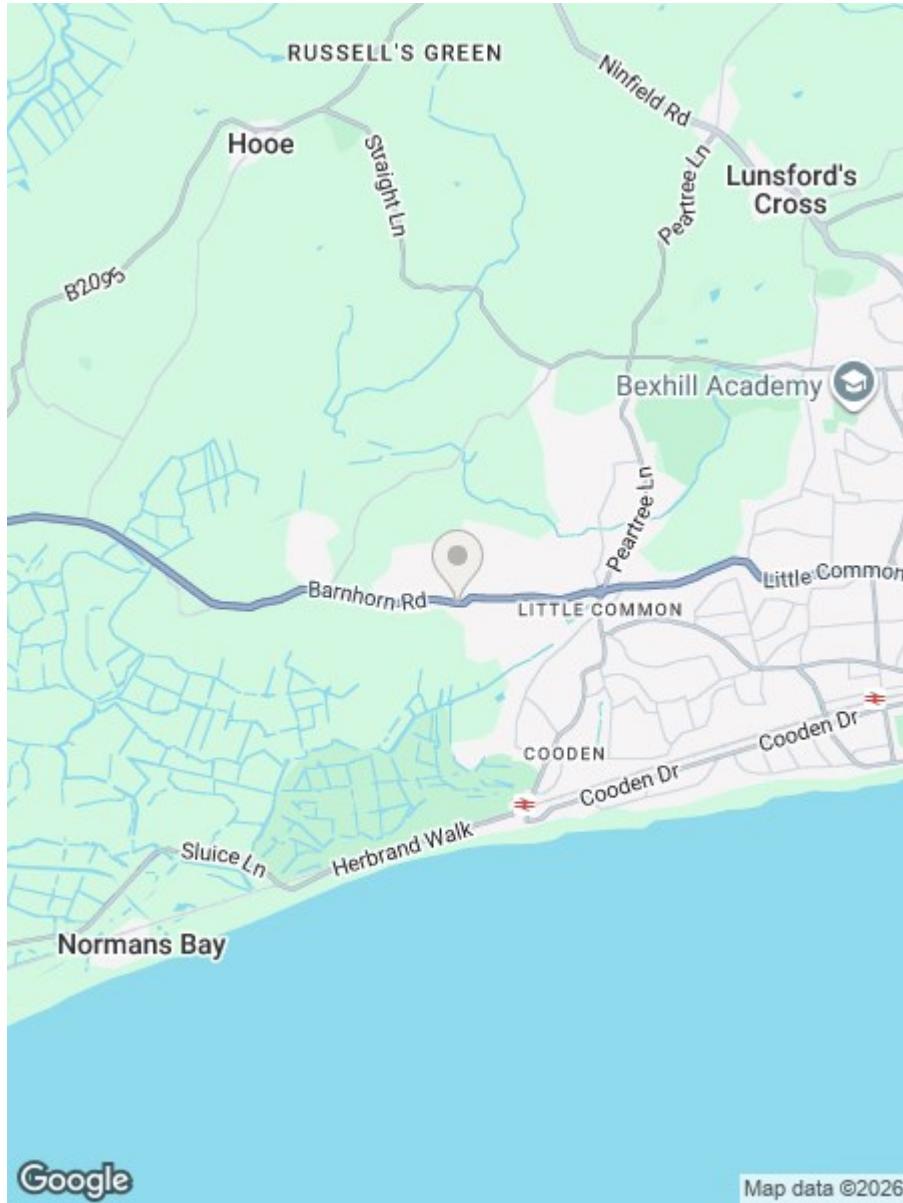


GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.6 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	