

RUSH
WITT &
WILSON



**Flat 4, Highwoods Court Pinewoods, Bexhill-On-Sea, East Sussex TN39 3UE
£225,000 Share of Freehold**

A beautiful, spacious and bright two bedroom purpose built ground floor flat which has been beautifully presented by the current owners with accommodation comprising a modern kitchen/breakfast room, living room, two double bedrooms and a shower room. Other benefits include gas central heating system, double glazed windows and doors together with a Share of Freehold and a long lease. Externally the property has beautiful views to the rear of the communal gardens with mature shrubbery and lawns and woodland vista beyond and viewing comes highly recommended by Rush Witt & Wilson, sole agents.



Communal Entrance Hallway

Leads to the ground floor flat.

Private Entrance Hallway

Entrance door, single radiator, airing cupboard with slatted shelving and an additional cloaks cupboard.

Living Room

19'8 x 13'5 (5.99m x 4.09m)

Windows to the side and rear elevations with door to patio area which overlooks the beautiful communal gardens, single radiator, feature fireplace.

Kitchen/Breakfast Room

11'10 x 9'4 (3.61m x 2.84m)

Window to the rear elevation, double radiator, modern fitted kitchen comprising a range of base and wall units with laminate worktops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, integrated oven and grill with gas hob, extractor canopy and light, wall mounted gas central heating and domestic hot water boiler, tiled splashbacks, double radiator, space for fridge/freezer.

Bedroom One

15' x 10'5 (4.57m x 3.18m)

Window overlooking the rear elevation onto the beautiful communal gardens, double radiator, built-in wardrobe cupboard.

Bedroom Two

15'4 x 9'3 (4.67m x 2.82m)

Beautiful picture window to the rear elevation, single radiator, open wardrobes with hanging rails and shelving.

Shower Room

Obscured glass window to the side elevation, suite comprising walk-in shower with rainfall shower head and shower attachment with tiled splashbacks, wc with low level flush, heated towel rail, wash hand basin with vanity drawers beneath and splashbacks.

Outside

Communal Gardens

Mainly laid to lawn with a woodland vista beyond and beautiful mature shrubbery of various kinds.

Garage

En-bloc with an up and over door with power and light.

Lease & Maintenance

Share of Freehold, the lease is 999 years from 1977 with 951 years remaining.

Service charge - £1,640 per annum.

Agents Note

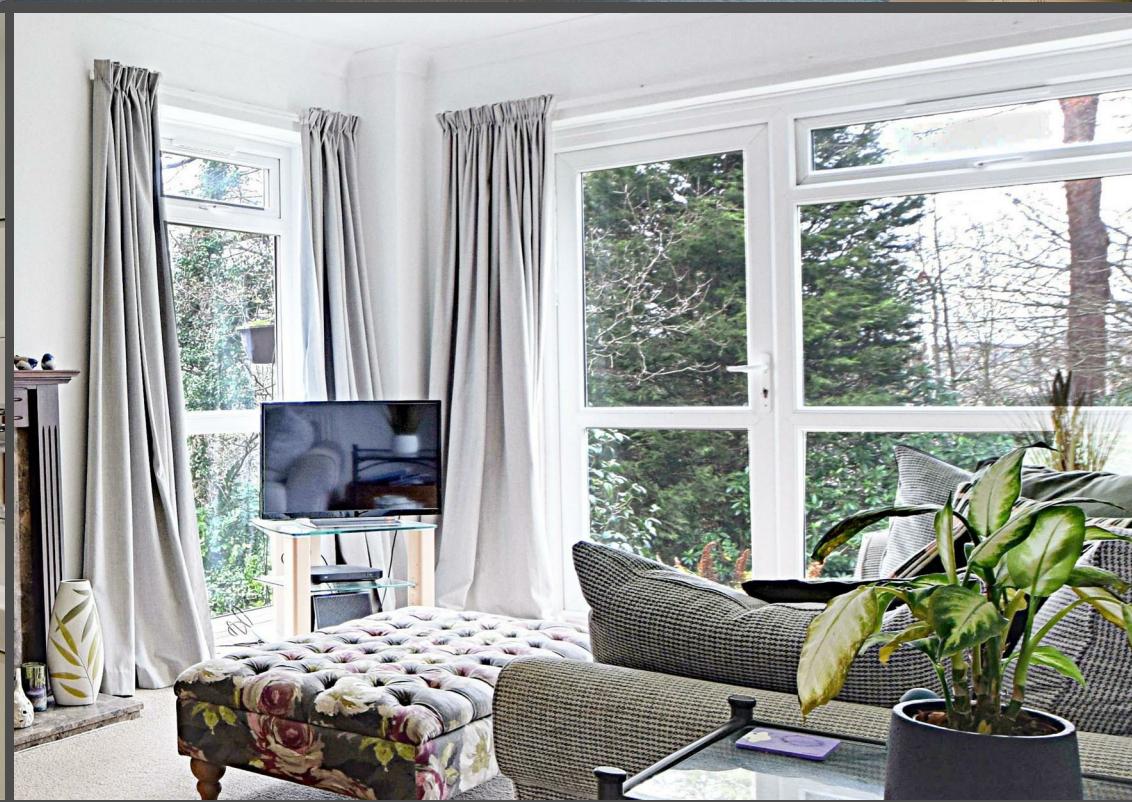
Council Tax Band - C

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.

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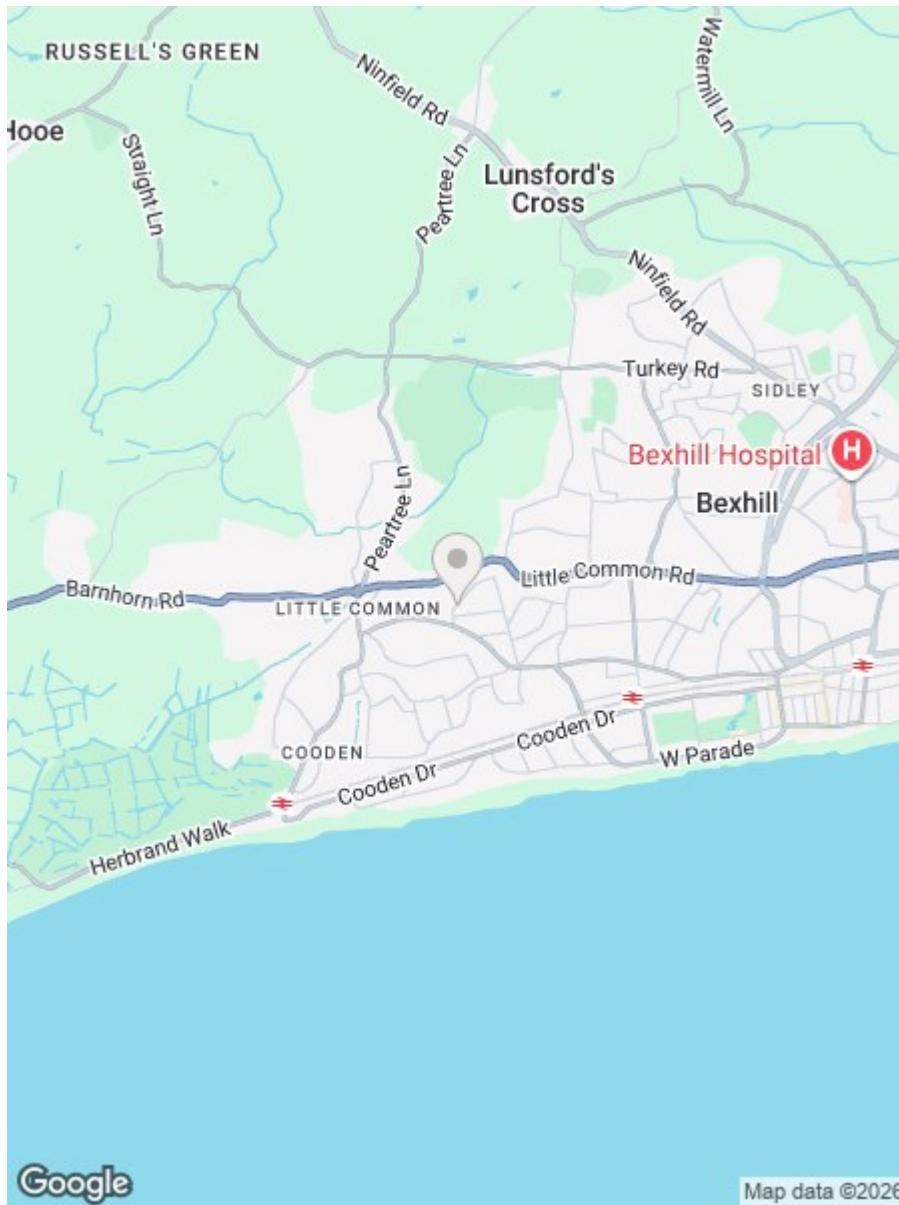


GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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	65	73
(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	