RUSH WITT & WILSON

**27 Eversley Road, Bexhill-On-Sea, East Sussex TN40 1HA**
**£170,000**

**An opportunity to acquire this exceptionally well presented one bedroom, first floor flat, ideally located in the heart of Bexhill town centre, within easy walking distance to local amenities, seafront and rail station. Offering bright and spacious accommodation throughout, the property comprises a bay fronted lounge diner, fitted kitchen, bay fronted double bedroom and a large en-suite bathroom. Other internal benefits include gas central heating to radiators, double glazed windows and ample storage space throughout. Externally the property benefits from a communal garden to the rear, with private timber garden shed. Whilst to the front of the property there is a small communal garden. Conveniently situated within easy walking distance of local amenities and offered with 50% SHARE OF FREEHOLD and NO ONWARD CHAIN. Viewing comes highly Recommended by RWW Bexhill. Council Tax Band A.**

**Communal Entrance Hall**
Communal entrance door with entry phone system leading to the communal hallway, stairs leading to first floor.

**Private Entrance Hallway**
Glass panelled internal front door, bespoke fitted cupboard.

**Lounge/Diner**
17'2" x 14'1" (5.25 x 4.31)
Double glazed bay window to the front elevation, two radiators, ornamental feature fireplace with fitted gas fire, cupboard housing the electric fuse box, a set of internal glass panelled double doors leading through to the kitchen.

**Kitchen**
10'4" x 5'3" (3.17 x 1.62)
Double glazed window to the front elevation, fitted kitchen with a rage of matching wall and base level units with laminate roll edge worktop surfaces, integrated electric oven, halogen hob with fitted extractor hood above and tiled splashback, stainless steel single sink with drainer and mixer tap, space for under counter fridge/freezer.

**Bedroom**
15'8" x 12'8" (4.78 x 3.87)
Double glazed windows to the rear elevation, radiator, ornamental feature fireplace, large double wardrobe with hanging space, additional storage cupboard with fitted shelving, door leading through to inner hall.

**Inner Hallway**
Double glazed window to the side elevation, steps and door leading into en-suite.

**En-Suite Bathroom**
Obscured double glazed window to the side elevation, heated chrome towel rail, white suite comprising panelled enclosed bath with wall mounted electric power shower and shower attachment, pedestal mounted wash hand basin, low level wc, access panelled to loft space, extractor fan, part tiled walls, electric bathroom heater, large storage cupboard housing the gas central heating combination boiler, fitted shelving and providing ample storage space.

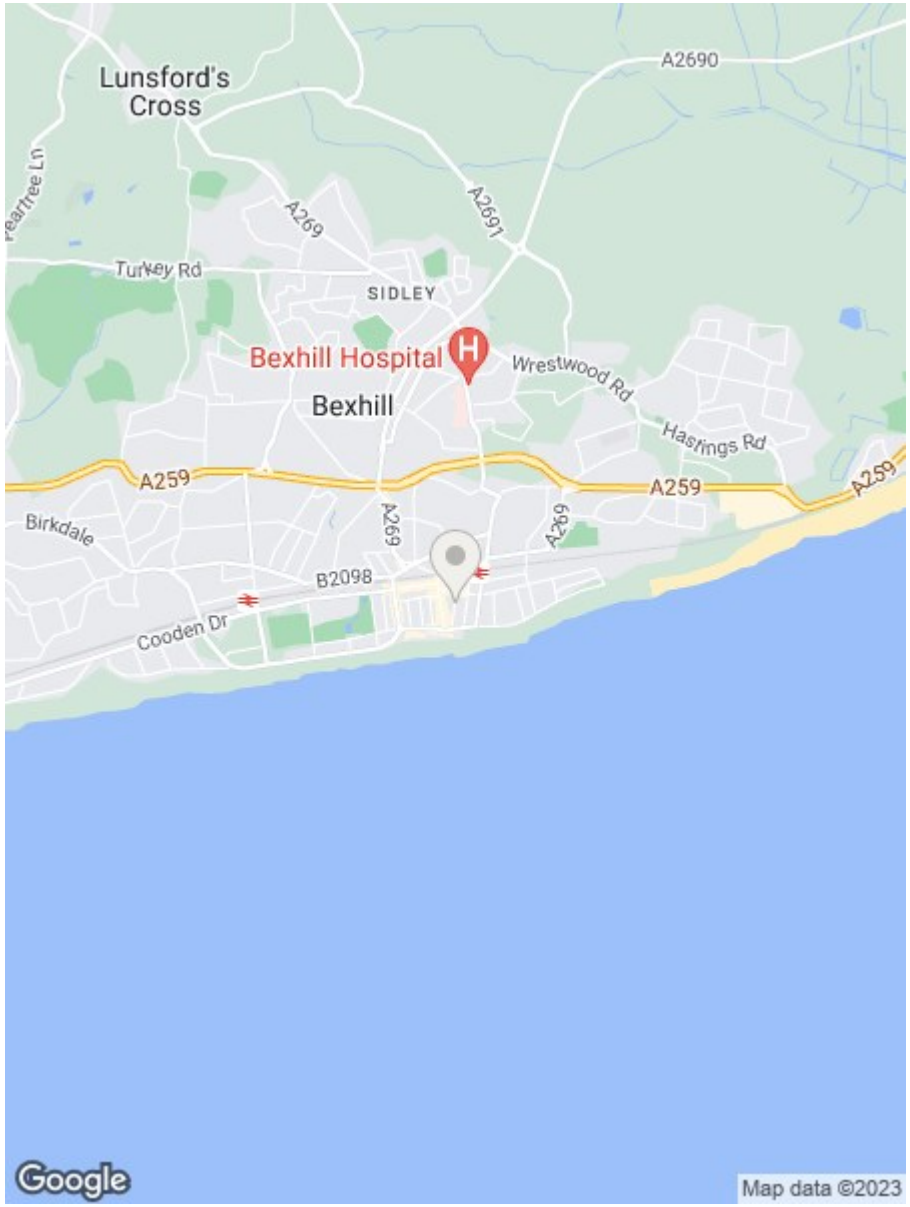
**Outside**

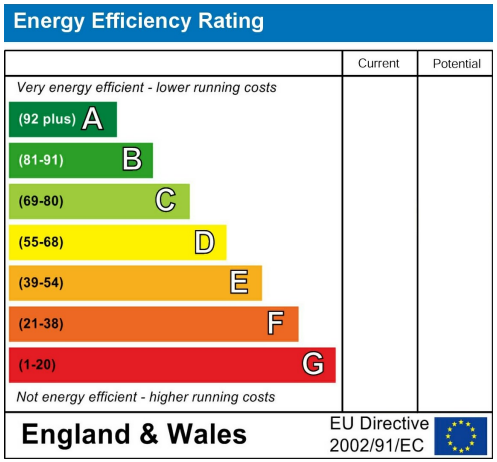
**Communal Garden**
To the front of the property there is a communal garden with mature plants and shrubs. To the rear there is a walled communal gardens which is mainly laid to lawn with extensive and mature plants, shrubs and hedging, privately owned timber garden shed.

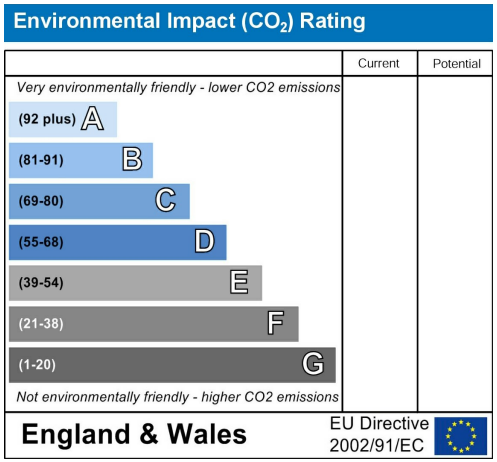
**Lease and Maintenance**
50% Share of Freehold, with approximately 114 years remaining, Maintenance £750 p/a.
The flat is in recite of £50.00 ground rent p/a from the top floor flat.

**Agents Note**

FLOORPLAN
COMING SOON

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