

**RUSH
WITT &
WILSON**



**5 Mitten Road, Bexhill-On-Sea, East Sussex TN40 1QL
£225,000**

This is an ideal property for those looking for an investment opportunity/ refurbishment project. Two bedroom ground floor flat with its own private access and cellar, front and rear gardens, double glazed windows and doors and gas central heating system. The property is situated close to Bexhill Town Centre and Bexhill railway station. The property includes the freehold of the building comprising 5 and 5A Mitten Road. Viewing comes highly recommended by Rush Witt & Wilson.



Entrance Hall
With obscure glass window to front elevation, entrance door to side, double radiator.

Living Room
12'5 x 12'2 (3.78m x 3.71m)
Windows to both side and rear elevations, tiled fireplace, double radiator, access to dry cellar with obscure glass window to side.

Kitchen
10'6 x 7'8 (3.20m x 2.34m)
Window to side elevation, door to side. The kitchen comprises a stainless steel single drainer sink unit with base unit. There are further built-in cupboards, part tiled walls, plumbing for washing machine.

Utility Room
With double radiator, two windows to rear elevation.

Side Porch

Bedroom One
15'7 x 14'2 (4.75m x 4.32m)
Bay window overlooks the front elevation, tiled fireplace, double radiator.

Bedroom Two
16'3 x 11'3 (4.95m x 3.43m)
Single radiator, tiled fireplace, door and window leads out to the front and rear garden.

Jack & Jill Shower Room
Suite comprising walk-in shower with electric shower unit controls, pedestal wash hand basin, w.c. with low level flush, window overlooking the rear elevation.

Outside

Front Garden
Which is mainly laid to patio for low maintenance and all enclosed by retaining walls, mature shrubbery and pathway which leads to the front covered entrance.

Rear Garden
The rear garden is westerly facing and is mainly laid to lawn and all enclosed by retaining walls, shrub and flower beds are well stocked and there is an outside water tap and side access.

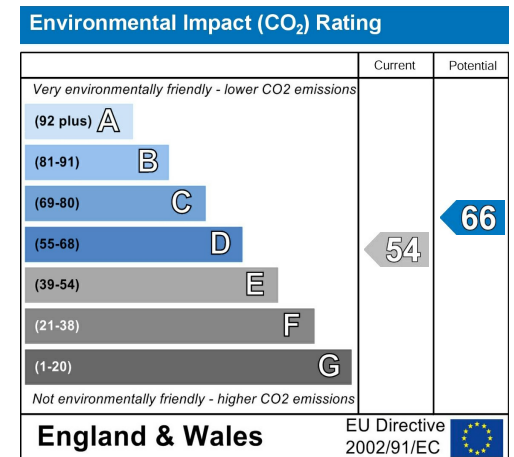
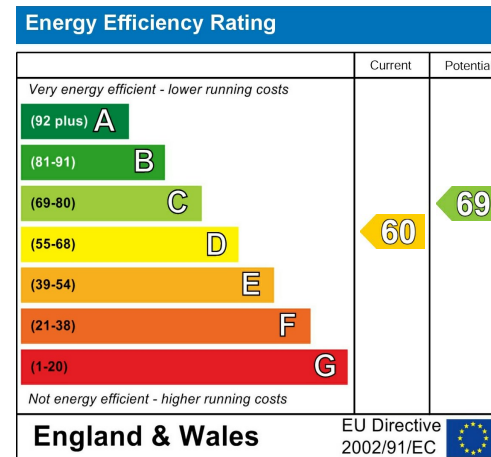
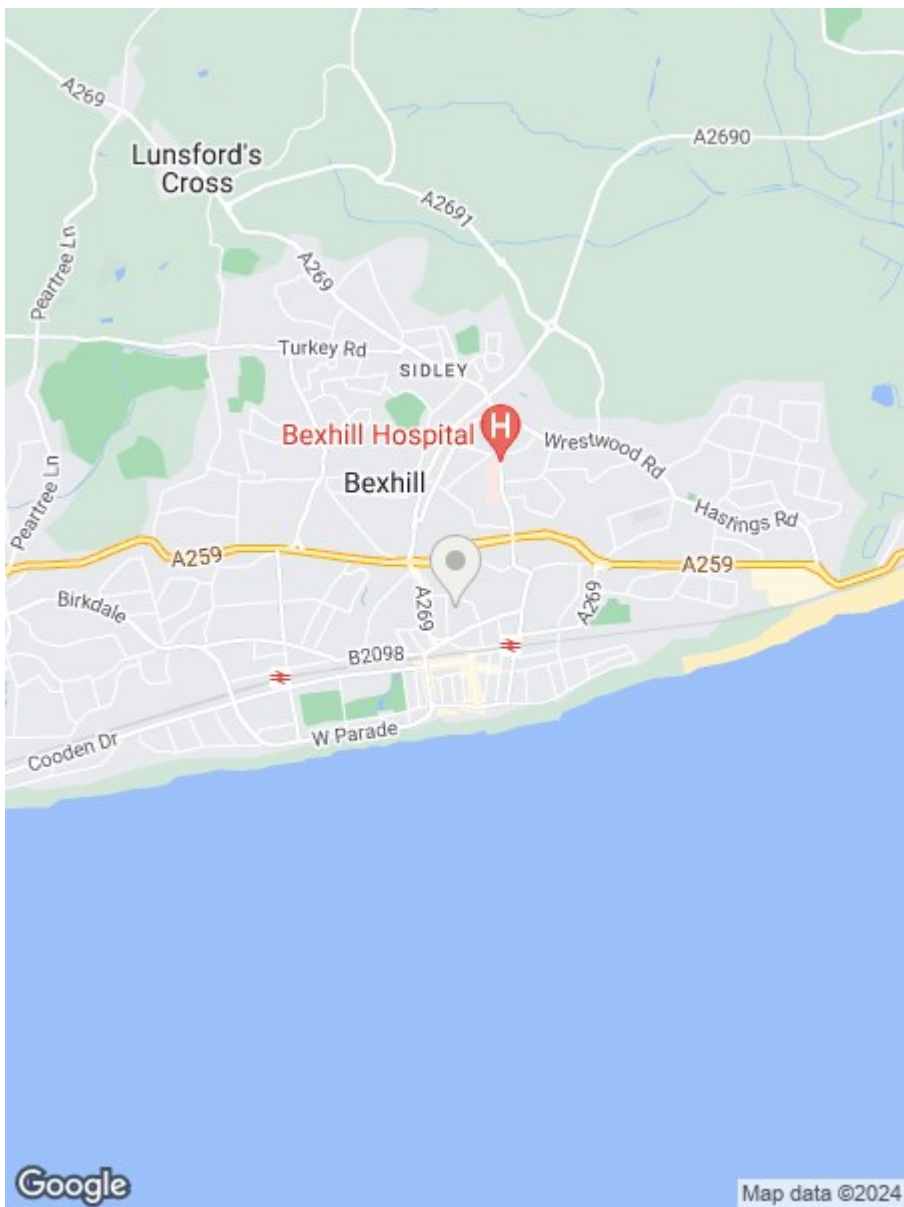
Maintenance Details
Maintenance is currently on an ad hoc basis.
The property includes the freehold. 128 Years remaining on lease.

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.







**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**