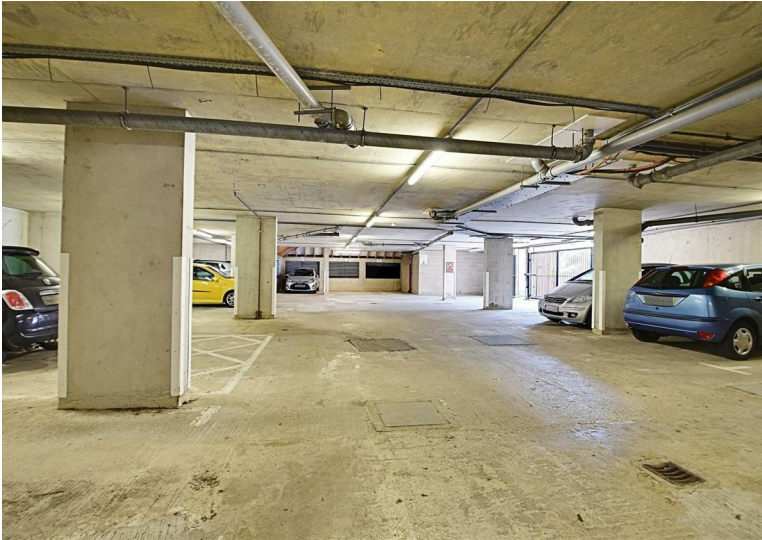


**RUSH
WITT &
WILSON**



**Helensburgh Court Upper Sea Road, Bexhill-On-Sea, East Sussex TN40 1BF
£175,000**

This modern third floor purpose built apartment comprises two double bedrooms the master with en suite shower room, family bathroom and a spacious sitting room leading to a modern fitted kitchen with built in appliances. The apartment further benefits from gas fired central heating to radiators, sealed unit double glazing and a secured gated underground parking space. Ideally situated opposite Bexhill main line rail station and close to the town centre and seafront. The property is also offered with NO ONWARD CHAIN. Call RWW Bexhill on 01424 225588 to view.



Communal Entrance Door

Secure communal entrance door with entryphone system, leads to communal hallway.

Communal Hallway

Stairs and lift leading to all floors. The flat is located on the third floor.

Personal Front Door

Leading to hallway.

Hallway

Radiator, airing cupboard with storage space housing hot water cylinder with slatted shelving, entry phone, electric consumer unit.

Lounge

16'8" x 11'1" (5.10m x 3.40m)

Rear aspect double glazed window and rear aspect double glazed doors opening to Juliette balcony with very partial sea views, two radiators. Open archway leading into kitchen.

Modern Fitted Kitchen

9'3" x 5'6" extending to 9'4" (2.84m x 1.7m extending to 2.86m)

Range of matching wall and base level units with work surfaces, integrated fridge/freezer, integrated washing machine, inset stainless steel sink unit with drainer and chrome mixer tap, integrated electric oven, work top mounted gas hob with electric extractor hood above, gas central heating boiler, recessed ceiling spotlights and part tiled walls,

Bedroom One

14'3" x 7'11" (4.35m x 2.43m)

Rear aspect double glazed window and radiator. Door leading to en-suite shower room.

En-Suite Shower Room

Wall mounted heated chrome towel rail, walk-in shower cubicle with wall mounted thermostatically controlled shower with controls and shower attachment, low level w.c, cabinet mounted hand wash basin with separate hot and cold taps and storage cupboard beneath, part tiled walls and recessed ceiling spotlights, extractor fan.

Bedroom Two

11'0" x 10'0" (3.36m x 3.07m)

Rear aspect velux window with a fitted blind, radiator.

Bathroom

Wall mounted heated chrome towel rail, panel enclosed bath with separate hot and cold taps, low level w.c., cabinet mounted wash hand basin with hot and cold taps with storage cupboard beneath, part tiled walls, recessed ceiling spotlights, extractor fan.

Outside**Secure Underground Car Park**

Allocated parking space.

Maintenance Details

125 years remaining, Service Charges approx. £1100 per annum, Ground Rent £500 p.a

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.





TOTAL APPROX. FLOOR AREA 625 SQ.FT. (58.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	86	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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