

**RUSH
WITT &
WILSON**



RUSH
WITT &

31B Sackville Road, Bexhill-On-Sea, TN39 3JD
£225,000 Leasehold

About this property

Rush Witt & Wilson are delighted to welcome to the market this stunning three-bedroom maisonette, offering spacious and beautifully presented accommodation throughout.

The property benefits from three generously sized double bedrooms, with the principal bedroom boasting a fully equipped en-suite shower room. There is also a stunning family shower room featuring a luxurious double walk-in shower.

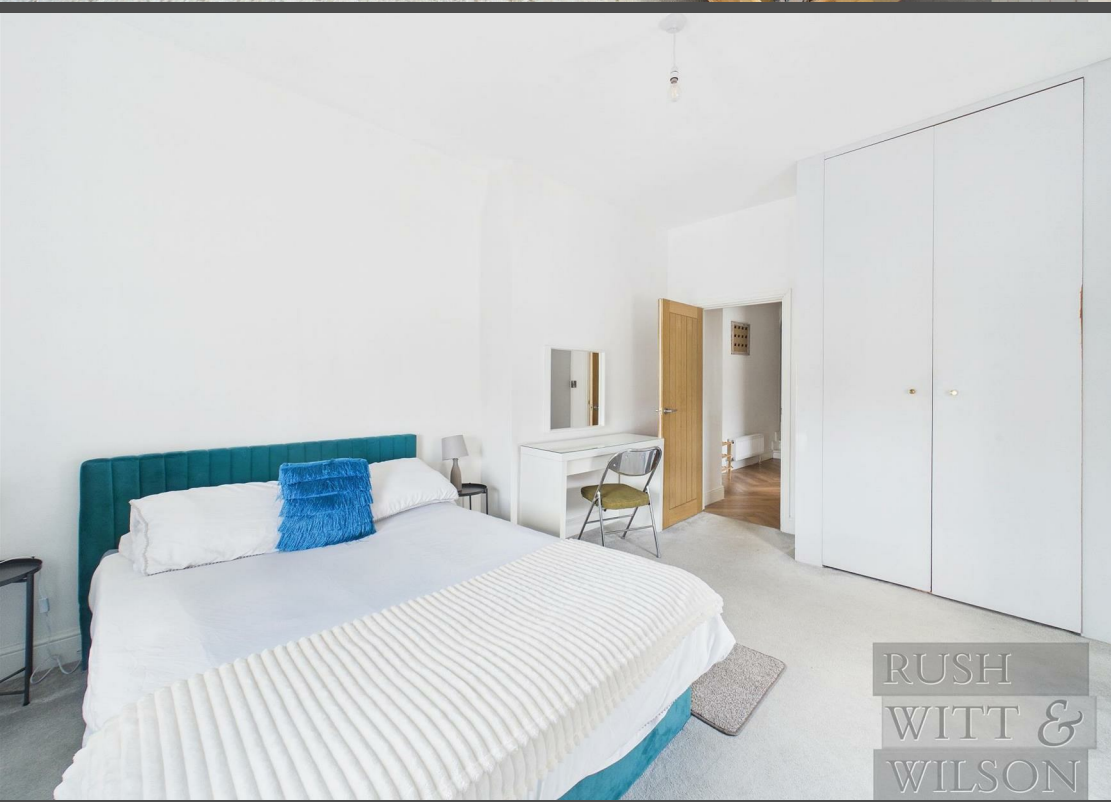
At the heart of the home is a fantastic open-plan entertaining space, incorporating a modern kitchen with a comprehensive range of integrated appliances, alongside a spacious living and dining area. A beautiful bay window provides an abundance of natural light and enjoys a wonderful sea view, creating a particularly impressive focal point to the room.

This versatile property would make an excellent main residence, holiday home or investment opportunity. It is currently being operated as a highly successful Airbnb, making it an appealing proposition for those looking for an established income-producing property.

Viewing comes highly recommended by the sole agents, Rush Witt & Wilson.







Approximate total area⁽¹⁾

89.1 m²
959 ft²

Reduced headroom

6.8 m²
73 ft²

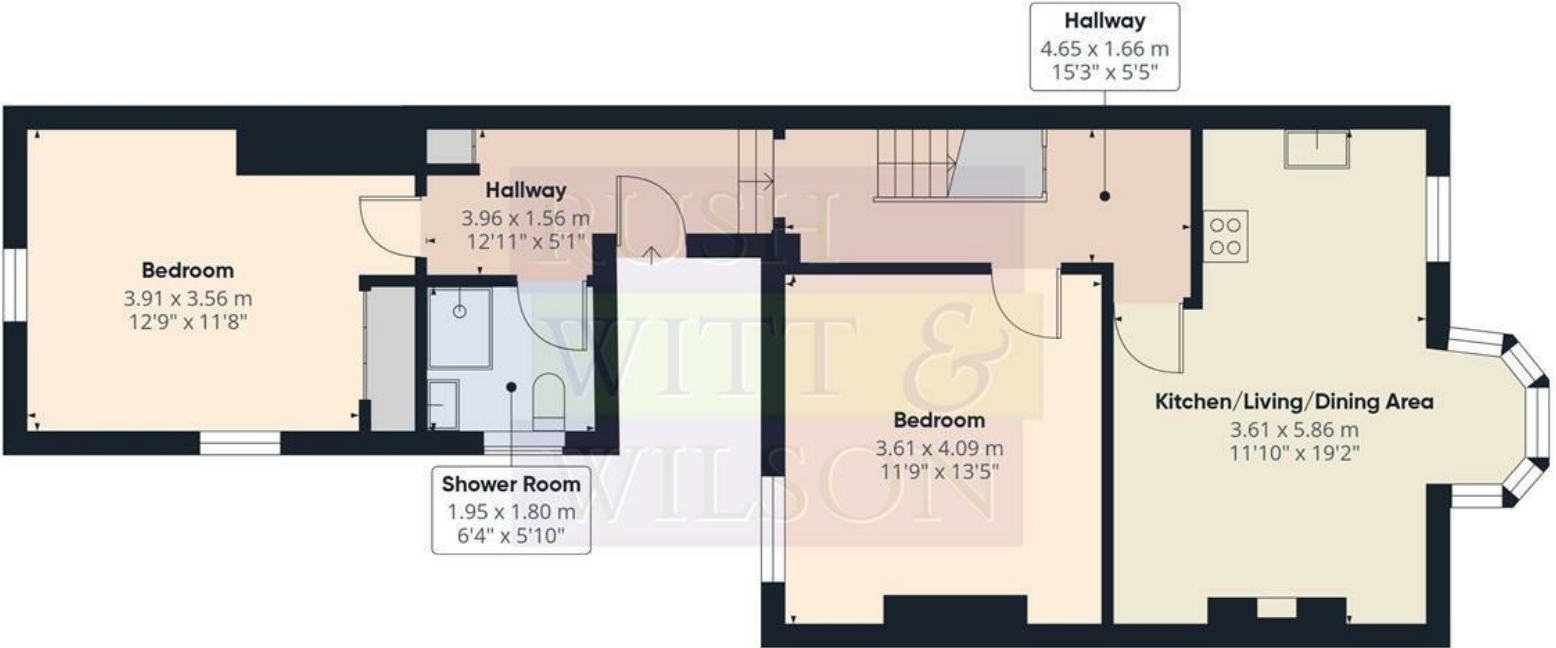
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

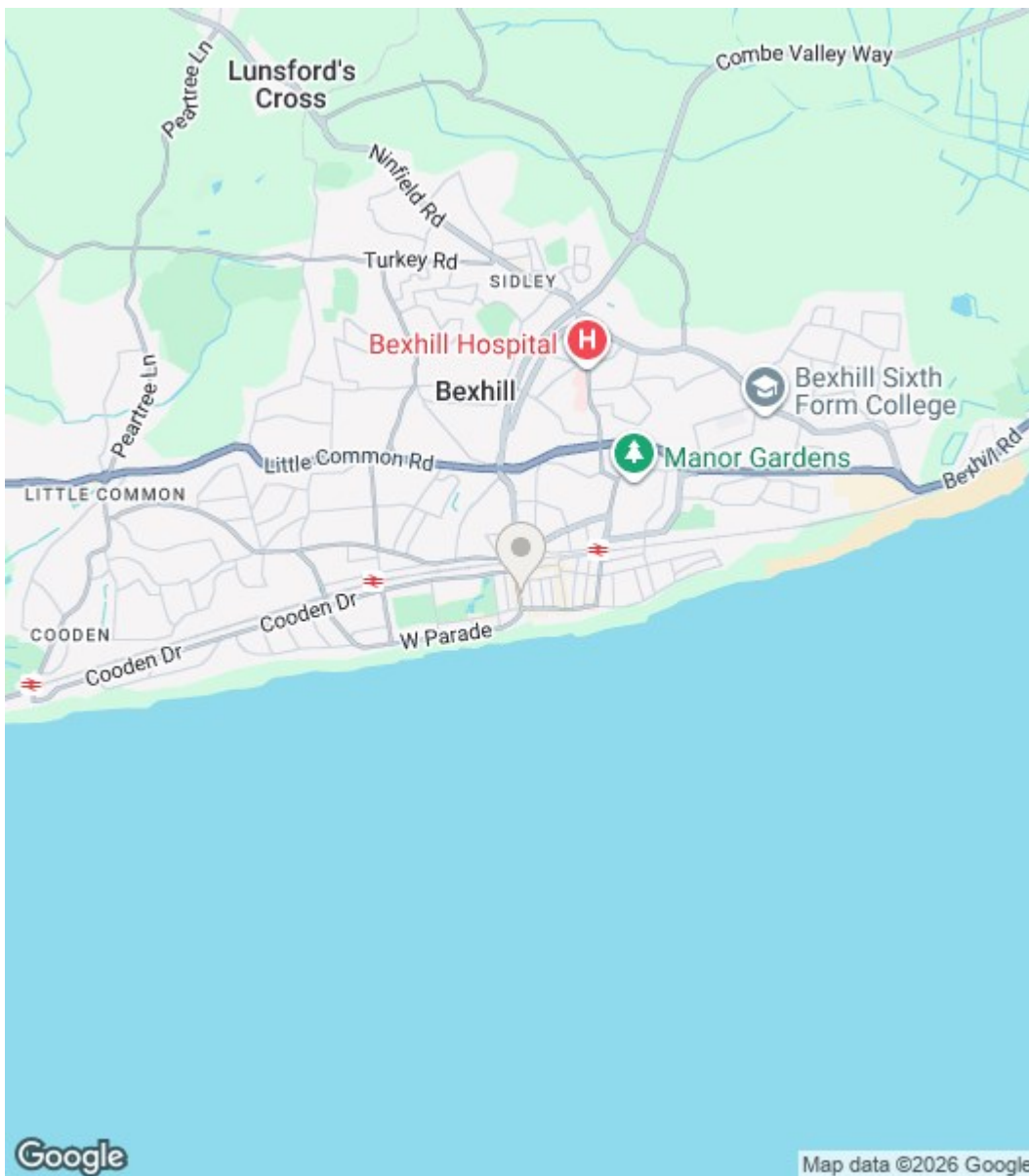


Floor 0



Floor 1





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	74	79

Environmental Impact (CO ₂) 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	

Council Tax Band - A

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).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**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**