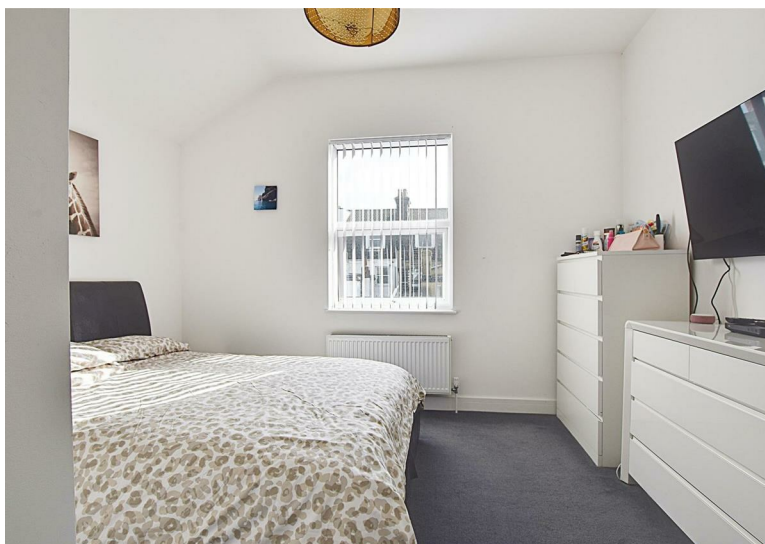


**RUSH
WITT &
WILSON**



**Flat 2, 55 Wilton Road, Bexhill-On-Sea, East Sussex TN40 1HX
£189,000 Leasehold**

A beautifully presented two bedroom maisonette apartment is situated in the heart of Bexhill town centre, a stones throw away from the seafront and within close proximity to the train station, offering direct links to London Victoria and Ashford International. Offering bright and spacious accommodation throughout, the property comprises entrance hallway, large dual aspect living room, modern fitted kitchen, two double bedrooms and a modern bathroom suite. Other internal benefits include gas central heating to radiators, double glazed windows and doors throughout. Viewings come highly recommended by Rush Witt & Wilson sole agents.



Communal Entrance Hallway

Stairs rising to the first floor.

Private Entrance Hallway

Entrance door, radiator, stairs rising to the first floor, doors off to the following:

Living Room

18'9 x 11'8 (5.72m x 3.56m)

Dual aspect with double glazed windows to the front and side elevations, double radiator, large understairs storage cupboard.

Kitchen

9'8 x 5'4 (2.95m x 1.63m)

Fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, one and a half bowl sink with side drainer and mixer tap, integral electric oven, four ring gas hob with extractor canopy above, space and plumbing for washing machine, space for freestanding fridge/freezer, tiled splashbacks, radiator, double glazed window to the side elevation.

First Floor

Landing

Doors off to the following:

Bedroom One

12'2 x 10'7 (3.71m x 3.23m)

Double glazed window to the rear elevation, double radiator.

Bedroom Two

10'11 x 5'11 (3.33m x 1.80m)

Double glazed window to the side elevation, radiator.

Bathroom

A modern suite comprising low level wc, pedestal wash hand basin with mixer tap, panel enclosed bath with chrome mixer tap with additional shower over bath with chrome controls, chrome hand shower attachment and shower head, chrome heated towel rail, part tiled walls, obscure double glazed window to the side elevation.

Tenure

Lease & Maintenance

93 years remaining on the lease.

Ground Rent - £100 per annum.

Service Charge - £1,000 per annum.

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.

Council Tax Band – A

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



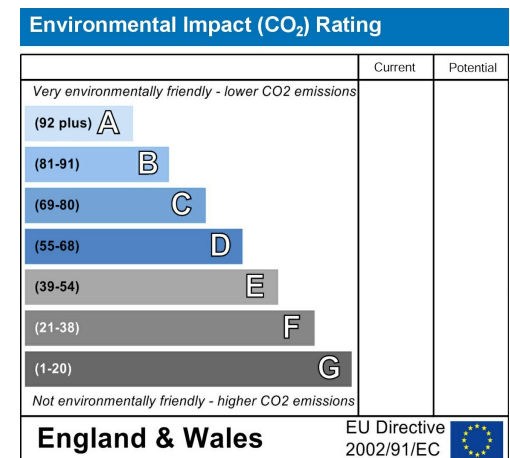
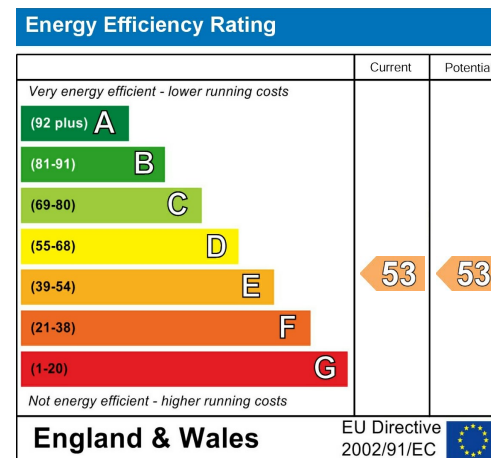
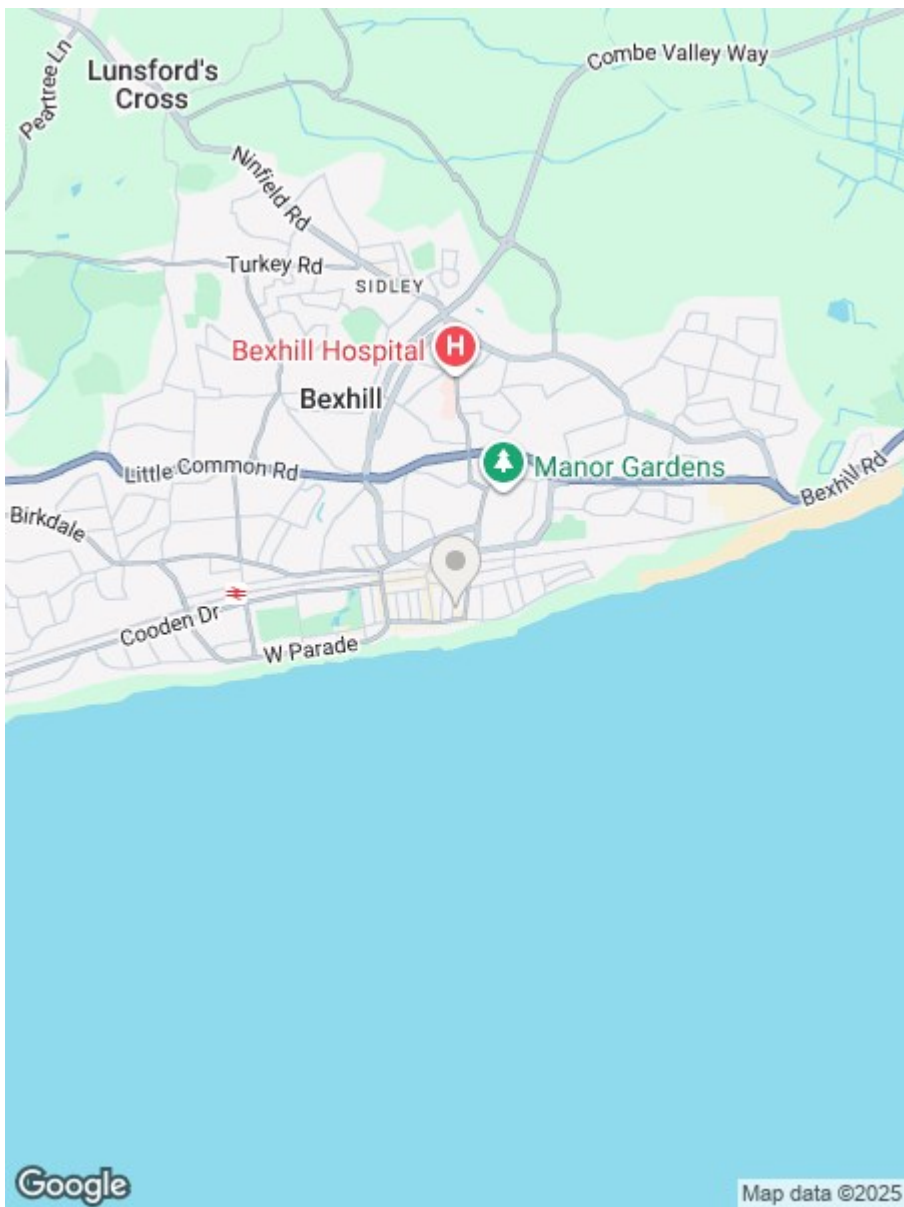
2ND FLOOR
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.7 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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