

**RUSH  
WITT &  
WILSON**



**9 Sidley Green, Bexhill-On-Sea, East Sussex TN39 5AH  
£109,950**

**An opportunity to acquire this spacious one bedroom maisonette with private entrance and south westerly facing balcony. The property is in need of some modernisation and comprises lounge/diner, fitted kitchen/breakfast room, one double bedroom and a fitted bathroom. Other internal benefits include gas central heating to radiators, double glazed windows and ample storage space including loft. Externally the property boasts a large south westerly facing balcony, whilst to the rear of the property there are communal gardens. Ideally situated within direct and easy access to Sidley Village with its range of amenities and bus stops, whilst still only being approximately one mile from Bexhill town centre, seafront and mainline rail station. Offered with NO ONWARD CHAIN, viewing comes highly recommended by RWW Bexhill. Council Tax Band A.**



**Entrance Hall**

Obscured double glazed private entrance front door leading to the entrance hall, with stairs leading to first floor and door with access to a large storage/boiler room.

**Storage Room**

4'1" x 2'11" (1.25 x 0.90)

Double glazed window to the rear elevation, gas central heating boiler, fitted worktop, electric meter and ample storage space.

**First Floor Landing**

Double glazed windows to the side elevation, access to loft space, large storage cupboard with hanging space and shelving.

**Lounge/Diner**

20'0" x 10'11" (6.11 x 3.35)

Double aspect, double glazed windows to the front and rear elevations with obscured glass panelled door giving access onto the south westerly balcony, two radiators, large storage cupboard with fitted shelving.

**Balcony**

10'5" x 4'3" (3.20 x 1.31)

Large south westerly balcony overlooking the green with partial sea views.

**Kitchen/Breakfast Room**

8'7" x 8'5" (2.64 x 2.58)

Double glazed windows to the rear elevation, radiator, fitted kitchen with a range of matching base level units with laminate roll edge worktop surfaces, integrated electric oven, worktop mounted gas hob, plumbing space for washing machine, electric consumer unit, two large alcove storage spaces, both with fitted shelving, obscured double glazed window to the side elevation, part tiled walls.

**Bedroom**

12'1" x 9'10" (3.70 x 3.00)

Double glazed window to the front elevation overlooking the green, radiator.

**Bathroom**

Obscured double glazed window to the rear elevation, white heated towel rail. panelled enclosed bath with mixer tap, wall mounted wash hand basin, low level wc, part tiled walls.

**Communal Gardens**

Large communal gardens to the rear of the property, mainly laid to lawn with some mature plants and shrubs.

**Lease And Maintenance**

The Property is Leasehold with 101 years remaining. Service Charge & Ground Rent is approximately £25 pcm

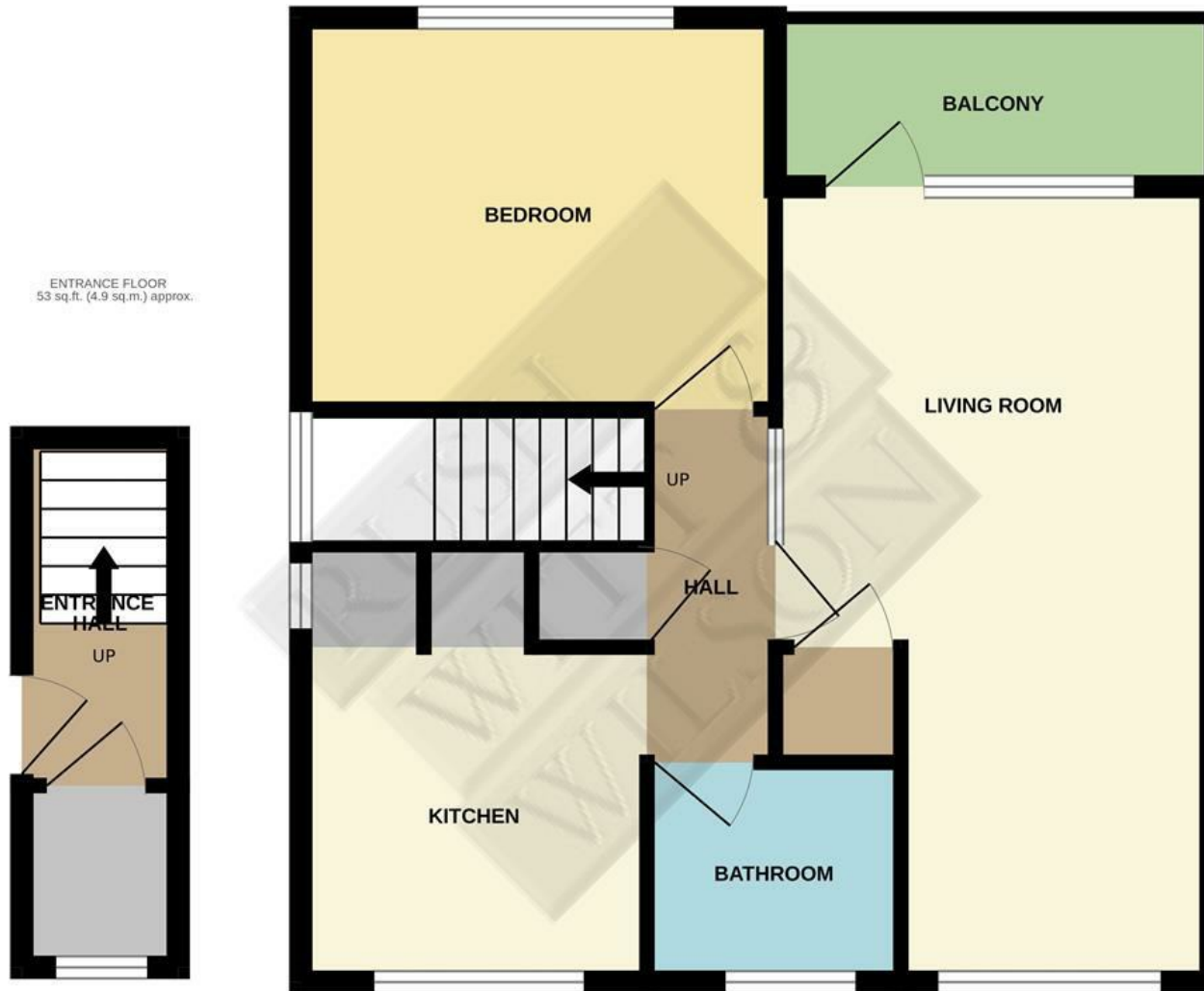
**Agents Note**

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.



1ST FLOOR  
515 sq.ft. (47.9 sq.m.) approx.

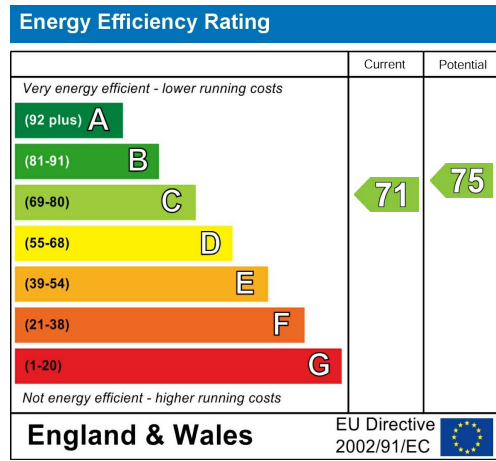
ENTRANCE FLOOR  
53 sq.ft. (4.9 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.8 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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