

**RUSH  
WITT &  
WILSON**



**8 Howard House Birkdale, Bexhill-On-Sea, East Sussex TN39 3TU  
£259,000**

**A beautifully presented spacious two double bedroom first floor purpose built flat with garage, lift, modern kitchen and bathroom, situated in highly sought after Birkdale Bexhill, private sun balcony overlooking the beautiful communal gardens, gas central heating system, double glazed windows and doors, share of freehold, viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.**



**Communal Entrance Hallway**

Stairs and lift the the first floor with entryphone system.

**Private Entrance Hall**

With entrance door and double radiator, two entryphone system handsets, large built-in storage cupboard with shelving.

**Lounge/Dining Room**

15'4 x 13'1 (4.67m x 3.99m)

Window to the side elevation, patio doors lead out onto a beautiful sun balcony suitable for table and chairs with beautiful views over the adjoining communal gardens, double radiator.

**Kitchen**

11'9 x 8'10 (3.58m x 2.69m )

Overlooks the front southerly elevation. Modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer composite sink unit with mixer tap, plumbing for washing machine and dishwasher, built-in double oven and grill, induction hob and extractor canopy and light, mosaic tiled splashbacks. Space for fridge/freezer, additional floor to ceiling wall unit which is excellent for additional storage. Wall mounted gas central heating and domestic hot water boiler.

**Bedroom One**

14'10 x 12'6 (4.52m x 3.81m )

Windows to both the front and side elevations, double radiator, overhead storage cupboards.

**Bedroom Two**

11'5 x 8'3 (3.48m x 2.51m )

Window to the front elevation, double radiator.

**Bathroom**

Modern suite comprising walk-in double shower with chrome controls to fixed shower head and hand shower attachment, tiled splashbacks, w.c. with concealed cistern, vanity drawers and units to the side and wall mounted mirror fronted vanity wall unit above. Wash hand basin which is wall mounted with additional vanity unit beneath, chrome heated towel rail, tiled walls.

**Outside****Communal Gardens**

Stunning communal gardens which adorn the apartment block with seating areas and well kept shrub and flower beds and some trees.

**Garage**

En-Bloc with up and over door.

**Maintenance Details**

We have been advised by the vendor that this apartment has a share of Freehold with 999 year lease remaining from 1968. The current Maintenance is £575 every six months and includes water, building insurance and general maintenance.

**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.

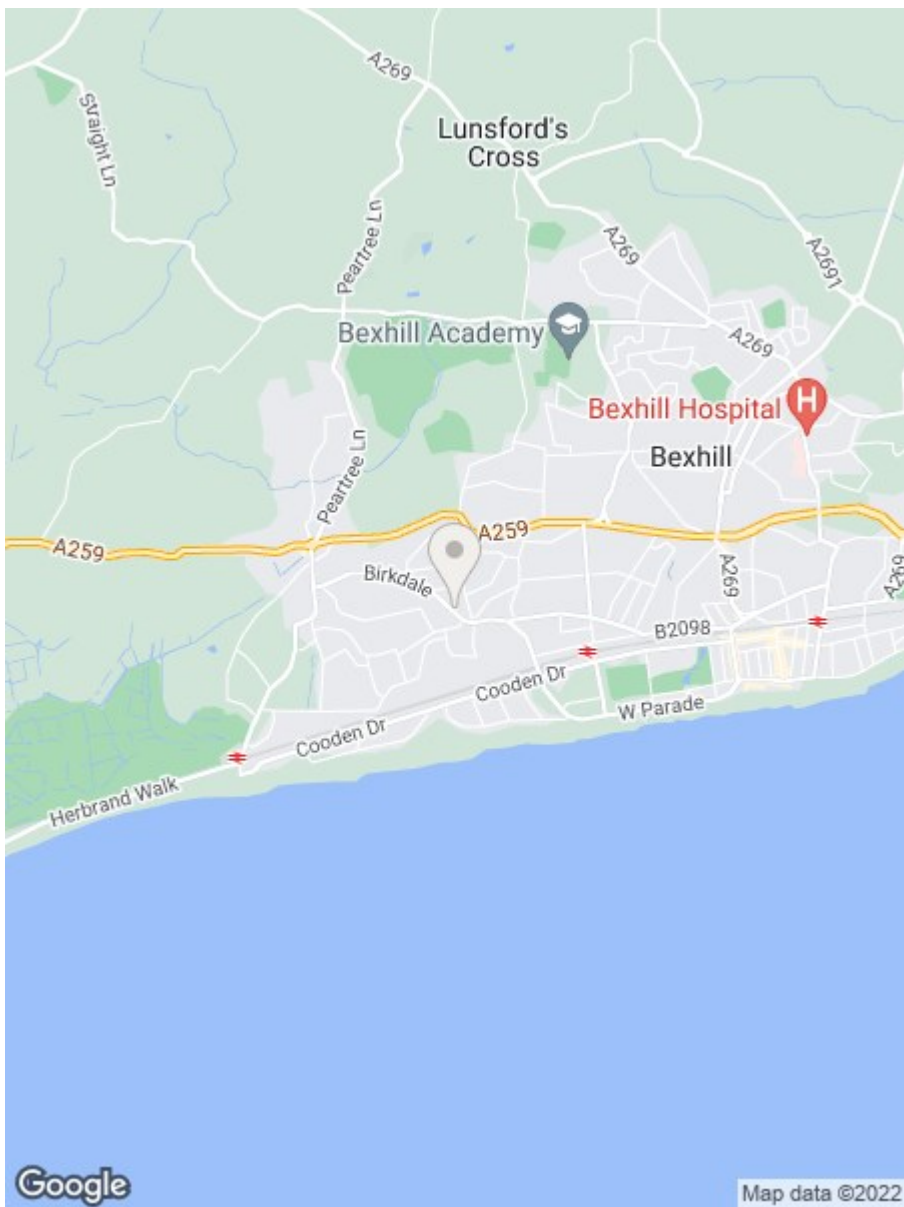




TOTAL APPROX. FLOOR AREA 716 SQ.FT. (66.6 SQ.M.)

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) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

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

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