

**RUSH
WITT &
WILSON**



**Flat 5, The Marlowes Hastings Road, Bexhill-On-Sea, East Sussex TN40 2NS
£225,000**

A spacious bright, two bedroom top floor flat with sea views and south facing sun balcony, VACANT POSSESSION, gas central heating system, double glazed windows and doors, purpose built with garage, viewing comes highly recommended by RWW.



Communal Entrance Hallway

With stairs to the second floor.

Private Entrance

Double door wardrobe cupboard, additional storage cupboard, entrance door, entryphone system, single radiator, linen cupboard.

Living Room

16'9" x 15'10" (5.11m x 4.83m)

Two double radiators, patio doors lead out onto a south facing sun balcony with sea views.

Kitchen/Breakfast Room

12'1" x 13'2" (3.68m x 4.01m)

Window to the front elevation, fitted kitchen comprising a range of base and wall units with one and half bowl single drainer sink unit with mixer tap, gas hob, integrated oven and grill, plumbing for washing machine, additional window to the front, single radiator, further storage space, freestanding gas central heating and domestic hot water boiler, space for fridge/freezer.

Bedroom One

13'8" x 12'6" (4.17m x 3.81m)

Single radiator, window to the southerly aspect with beautiful sea views, fitted wardrobe cupboards.

Bedroom Two

12'4" x 8' (3.76m x 2.44m)

Window to front elevation, single radiator, fitted shelving, dressing table and drawers, built in wardrobe cupboard.

Cloakroom

Suite comprising wc with low level flush, inset wash hand basin with vanity unit, electric radiator, obscured glass window to the side elevation, tiled walls.

Bathroom

Inset bath, wall mounted wash hand basin with vanity unit, obscured glass window to the side elevation, single radiator, tiled walls.

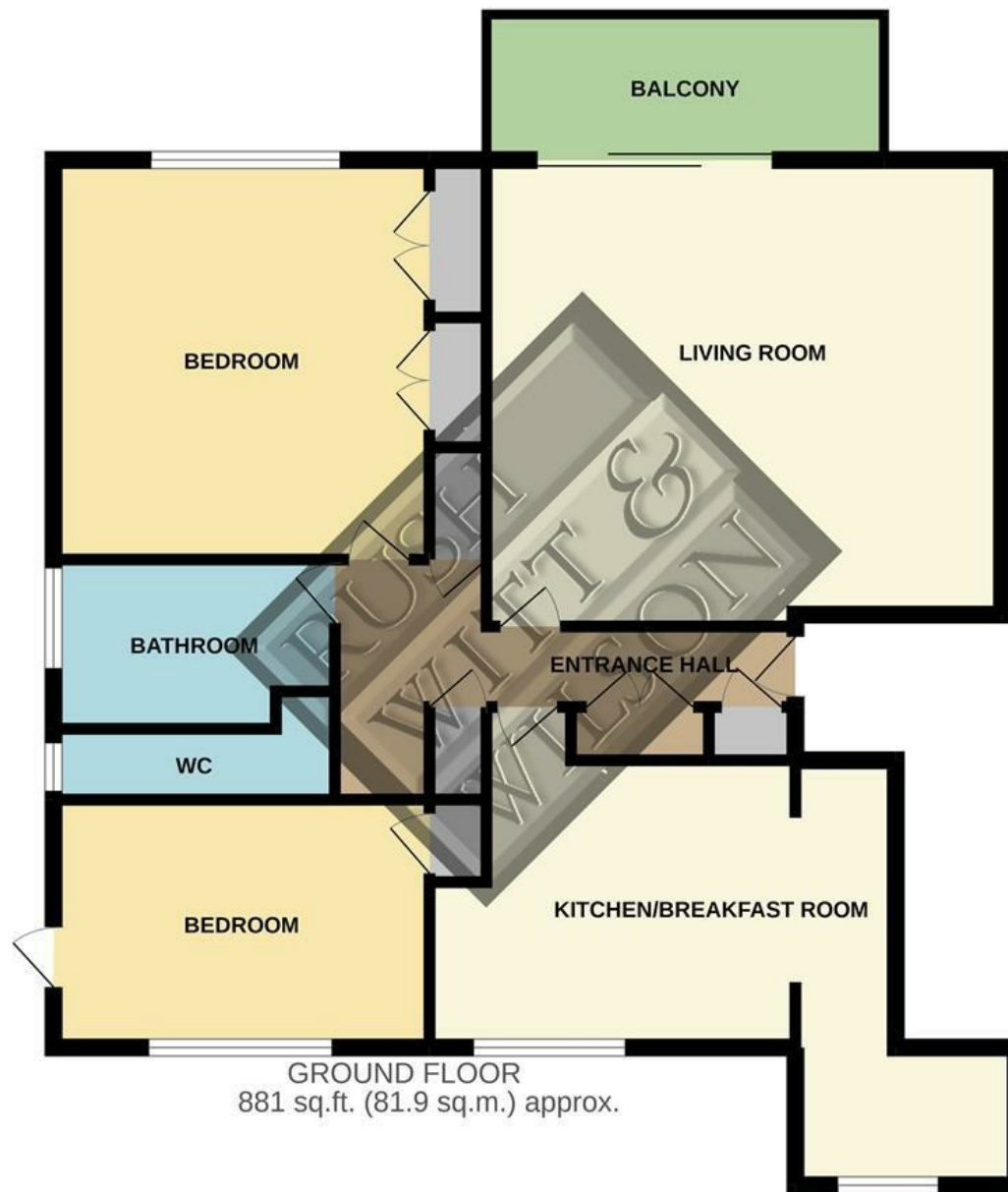
Lease And Maintenance

Approx. 948 years remaining, Share of freehold. Approx. £900 1/2 yearly.

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.





GROUND FLOOR
881 sq.ft. (81.9 sq.m.) approx.

TOTAL FLOOR AREA : 881 sq.ft. (81.9 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(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		
(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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