

**RUSH
WITT &
WILSON**



**14 Howard House Birkdale, Bexhill-On-Sea, East Sussex TN39 3TU
£280,000**

A well presented two bedroom purpose built ground floor apartment, situated in this highly convenient and sought after location of Birkdale, Bexhill. Offering bright and spacious accommodation throughout, the property comprises large lounge/dining room, modern fitted kitchen, two double bedrooms, separate w/c, shower room, private patio area, gas central heating system and double glazed windows and doors. Externally, the property enjoys stunning well maintained communal gardens and garage en bloc. Offered with NO ONWARD CHAIN, viewing comes highly recommended by Rush, Witt & Wilson Sole Agents. Council Tax Band C.



Communal Entrance Hallway

With entry phone system

Private Entrance Hall

Obscured glass panelled front door, two radiators, storage cupboard with fitted shelving, entry phone system

Lounge/Dining Room

30'2" x 13'9" (9.2 x 4.2)

Two double radiators, double aspect double glazed windows overlooking front and rear elevations, double glazed door leading out onto private patio with views across the communal gardens, feature fireplace with electric flame effect fire

Kitchen

12'5" x 8'6" (3.8 x 2.6)

Modern fitted kitchen with a range of matching wall and base level units with marble effect worktop surfaces, sink with drainer and mixer tap, built in electric oven and grill, four ring electric hob with extractor hood above, space for freestanding fridge/freezer, space and plumbing for washing machine, tiled splashbacks, double glazed window overlooking rear elevation, radiator, kitchen also houses the gas central heating boiler

Bedroom One

15'1" x 11'9" (4.6 x 3.6)

Double glazed window overlooking front elevation with views across the communal gardens, double radiator, fitted wardrobes with mirrored doors, hanging space and fitted shelving above

Bedroom Two

12'9" x 10'9" (3.9 x 3.3)

Double glazed window overlooking rear elevation, radiator, fitted wardrobes with hanging space and fitted shelving

Shower Room

Obscured double glazed window overlooking side elevation, vanity unit with wash hand basin and mixer tap, walk in shower cubicle with wall mounted electric power shower, chrome shower attachment and shower head, chrome heated towel rail, tiled walls, tiled floor

Separate W/C

W/C low level flush, vanity unit with wash hand basin and

mixer tap, tiled splashbacks, chrome heated towel rail, tiled flooring, obscure double glazed window overlooking side elevation

Garage

Enbloc with electric roller door.

Communal Gardens

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

Lease & Maintenance

Maintenance is approx. £575 every six months and includes water, building insurance and general maintenance, remainder of 999 year lease, SHARE OF FREEHOLD.

Agents Notes

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.

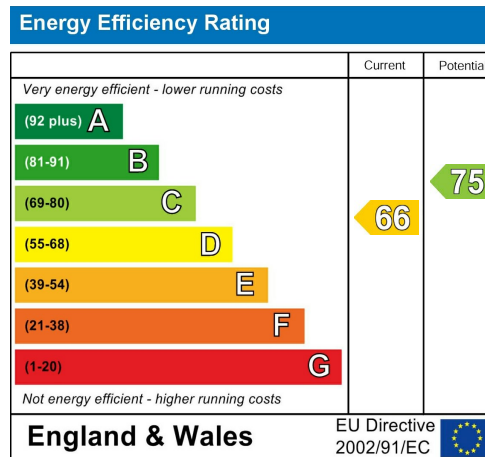
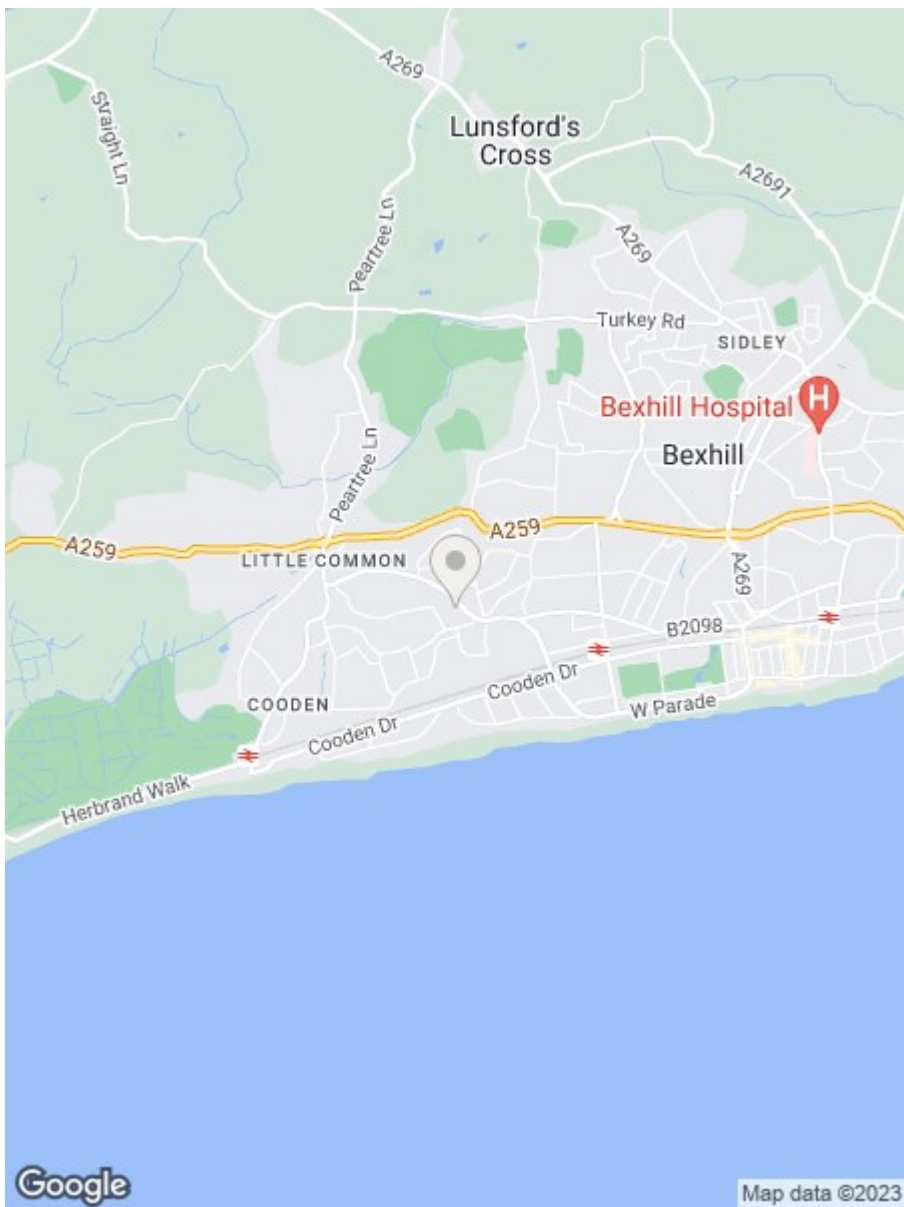


GROUND FLOOR
1029 sq.ft. (95.6 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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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