

**RUSH  
WITT &  
WILSON**



**45 Reginald Road, Bexhill-On-Sea, East Sussex TN39 3PH  
Offers In Excess Of £265,000**

**An opportunity to acquire this exceptionally well presented two bedroom ground floor garden flat, which has been extensively renovated by the present owner. Conveniently located just a few minutes from Bexhill town centre. With it's own private entrance and offering bright and spacious accommodation throughout. The property comprises bay fronted lounge with stunning open fireplace, immaculate kitchen/diner, two bedrooms plus sought after study, and new sophisticated family bathroom.. Externally the property boasts a private westerly facing rear decked garden. Ideally situated in this popular area of Bexhill within easy access to Bexhill town centre, amenities, seafront and mainline railway station. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning ground floor apartment. The property comes with the added benefit of 50% share of freehold. Council Tax Band A.**



**Entrance Hallway**

Obscured glass panelled front door leading to hallway, services cupboard housing electric meter and electric consumer unit, 2 large storage cupboards with hanging space and shelves.

**Lounge**

14'1" x 11'3" (4.30 x 3.45)

New double glazed windows to the front elevation with fitted blinds, radiator, stunning feature coved ceiling.

**Study**

7'1 x 4'3 (2.16m x 1.30m)

Obscure glass window with fitted blind to the rear elevation, radiator. Space for desk and other office storage.

**Kitchen/Diner**

11'3" x 10'10" (3.43 x 3.32)

Window with fitted blind to the rear elevation overlooking the garden. Modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, space for free standing fridge/freezer. Integrated electric oven and hob with mosaic tile splashback, composite bowl and half sink with drainer and mixer tap, plumbing space for washing machine. Newly fitted double glazed full glass door offering a superb view out to the garden.

**Bedroom One**

12'0" x 11'3" (3.68 x 3.45)

New double glazed window with fitted blind to the side elevation, radiator, storage cupboard housing the newly fitted gas central heating boiler. Newly fitted extra large floor to ceiling double wardrobe.

**Bedroom Two**

14'0" x 9'2" (4.27 x 2.81)

New double glazed windows with fitted blind to the front and side elevation, radiator.

**Bathroom**

Obscure glass window with fitted blind to the rear elevation, radiator. Newly renovated and enlarged with modern white and grey fixtures and fittings: L shaped bath with rainfall shower over, large storage cabinet, wash hand basin inset into further storage drawer unit. and part tiled walls.

**Rear Garden Courtyard**

Westerly facing. This has been completely renovated with new no maintenance grey composite fencing and decking throughout. Complete with brick built storage shed.

**Maintenance And Lease**

50% share of Freehold, remainder of 999 year lease from 2018, Very low maintenance 50% split as and when needed.

**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.

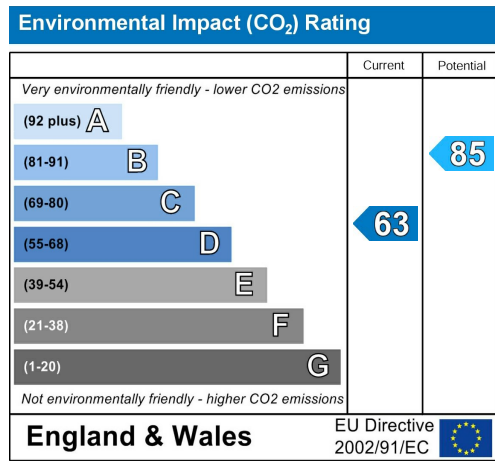
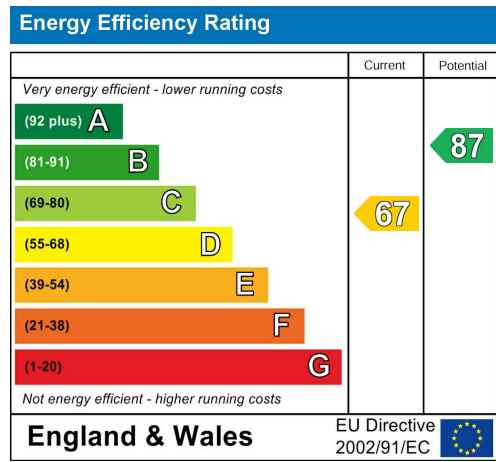
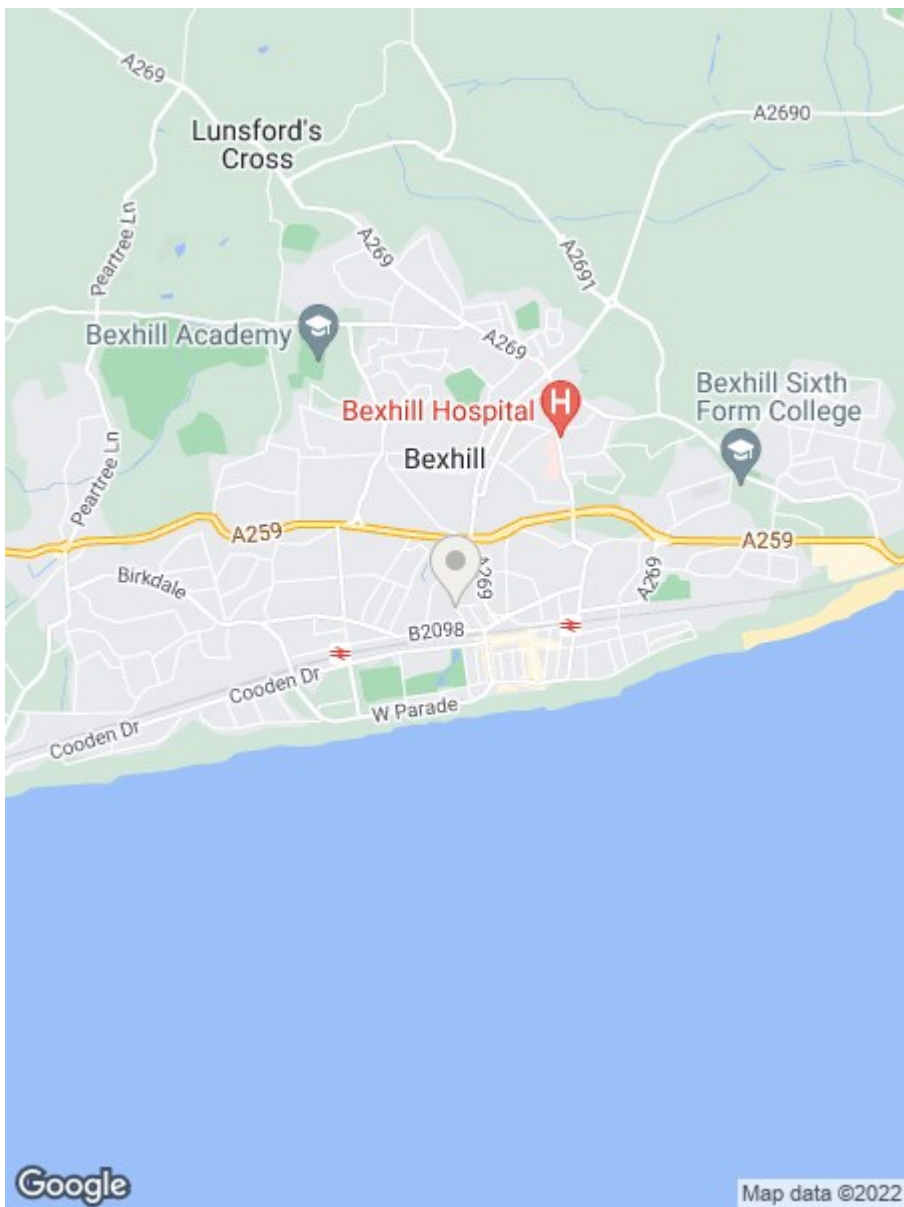


# GROUND FLOOR



SOME OF THE WALLS IN THIS PROPERTY RUN AT ANGLES, THIS PLAN IS A GUIDE ONLY

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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