

**RUSH  
WITT &  
WILSON**



**Flat 1, St Brendans Upper Sea Road, Bexhill-On-Sea, East Sussex TN40 1RL  
£295,000**

**A beautifully presented ground floor apartment with two double bedrooms, large bay fronted living room, modern fitted kitchen / breakfast room, modern bathroom suite, gas central heating system, double glazed windows and doors. Additional benefits include large gardens, easy walking distance to Bexhill Town Centre, Bexhill Train Station and other local amenities. SHARE OF FREEHOLD. Viewing comes highly recommended by Rush, Witt & Wilson. COUNCIL TAX BAND A.**



**Communal Entrance Hall**

Large built in storage cupboards, door leading to private entrance hall.

**Entrance Hall**

Radiator, tiled flooring, built in storage cupboard.

**Living Room**

21'11" x 15'9" (6.70 x 4.81)

Double glazed bay window overlooking front elevation, radiator, featured fireplace with bare brick surround and space for inset log burner, parquet flooring, ornate ceiling coving.

**Kitchen/Breakfast Room**

15'5" x 9'3" (4.72 x 2.84)

Modern fitted kitchen with a range of matching wall and base level units with quartz worktop surfaces, integrated fridge/freezer, integrated dishwasher, sink with drainer and mixer tap, integrated microwave, space for range cooker, part tiled walls, tiled flooring, door leading out onto side path, double glazed window overlooking rear garden.

**Bedroom One**

18'8" x 14'2" (5.69 x 4.32)

Radiator, parquet flooring, large built in storage cupboards, double glazed bay window overlooking rear elevation, door to ensuite W.C / utility.

**Ensuite / Utility**

W/C low level flush, plumbing for washing machine and space for tumble dryer, easily reinstated to ensuite shower room if required, part tiled walls, double glazed obscured window .

**Bedroom Two**

11'1" x 8'11" (3.38 x 2.73)

Radiator, double glazed window overlooking side elevation.

**Bathroom**

Modern fitted suite comprising rolled top bath with mixer tap and shower attachment, overhead shower, peddle stall mounted wash hand basin, w/c with low level flush, chrome heated towel rail, tiled walls, tiled floor, obscured double glazed windows.

**Outside****Front Gardens**

Small area of communal gardens with hedging providing privacy, side access to large rear garden.

**Rear Garden**

Large rear garden mainly laid to lawn with mature plants, shrubs and flowers, fencing enclosed to all sides,

**Lease & Maintenance**

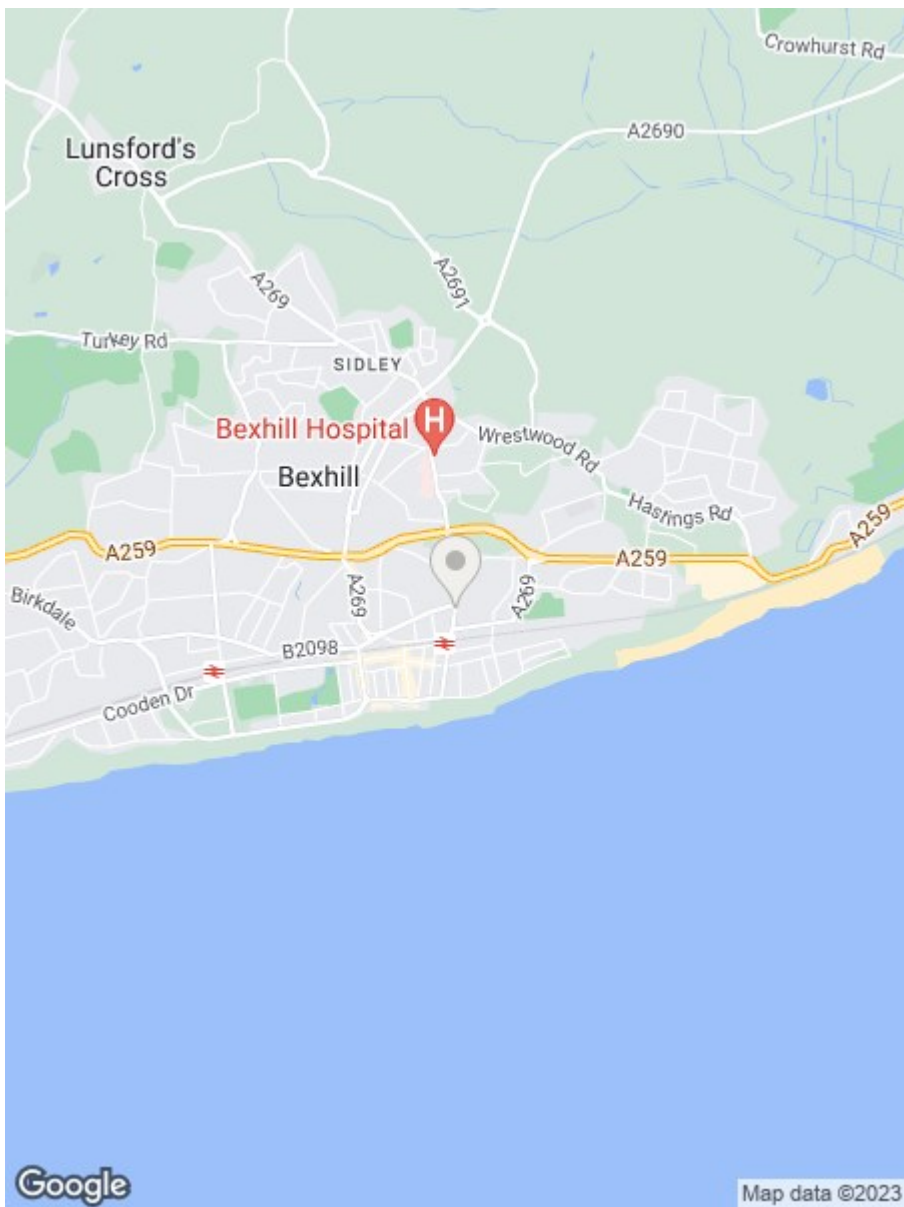
We have been advised the property is SHARE OF FREEHOLD with a remainder of a 999 year lease, £200 per month maintenance charge

**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.







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 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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Lettings & Property Management**



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