

**RUSH
WITT &
WILSON**



**Flat 3 1 Egerton Road, Bexhill-On-Sea, East Sussex TN39 3HH
£145,000**

An opportunity to acquire this spacious two bedroom second floor flat which spans across the entire top floor of this Victorian semi-detached building. Offering bright and spacious accommodation throughout, the property comprises lounge, fitted kitchen, two double bedrooms and ample sized bathroom. Other internal benefits include ample storage and gas central heating to radiators. Externally the property offers use of a south facing communal courtyard with rear access. Conveniently situated within very close walking distance to the seafront, Bexhill Town Centre and mainline railway station. Viewing comes highly recommended by the vendors chosen Sole Agents at Rush Witt & Wilson, Bexhill, to appreciate this spacious property in this highly convenient location also offered with the added benefits of no onward chain and a new 120 year lease.



Communal Entrance

Communal entrance front door leading to communal hallway.

Off the communal doorway there is a door giving access to the use of a south facing communal courtyard shared between two flats. Stairs leading to:

Second Floor**Private Front Door**

Internal private front door leading to hallway.

Hallway

Stairs leading up from the half landing with radiator.

Bathroom

Side aspect sash window, radiator. White suite comprising low level w.c., wall mounted wash hand basin and panel enclosed bath with mixer tap and shower attachment, part tiled walls, wall mounted bathroom heater.

Second Floor Landing

Large storage cupboard with fitted shelving and housing the gas central heating boiler.

Lounge

15'10" x 11'11" (4.84m x 3.64m)

Front aspect double glazed window, two radiators.

Kitchen

10'1" x 6'7" (3.08m x 2.03m)

Rear aspect window, radiator. Fitted kitchen with a range of matching base level units with roll top laminate worktop surfaces, space for free standing fridge/freezer, stainless steel single sink with drainer, plumbing space for washing machine, space for free standing cooker, part tiled walls and a skylight.

Bedroom One

13'5" x 13'1" (4.1m x 4m)

Rear aspect double glazed window, radiator.

Bedroom Two

13'1" x 9'2" (4m x 2.8m)

Front aspect double glazed window, radiator.

Outside**Communal Courtyard**

There is use of a south facing communal courtyard with gated rear access.

Maintenance Details

We have been advised by the vendor that the property is Leasehold with a new 120 year Lease, £50 per month service charge and £100 a year ground rent. The details of this will need to be confirmed by the vendor or the vendors solicitor by request.

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.



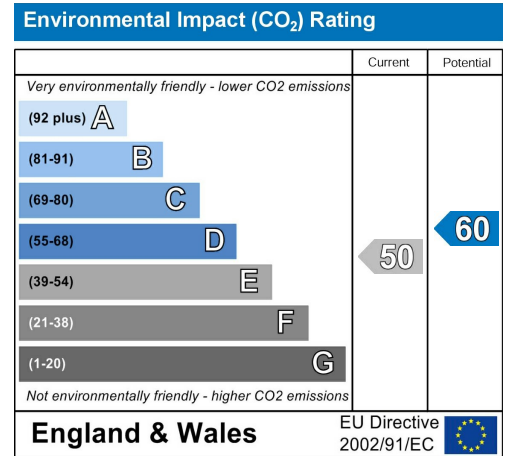
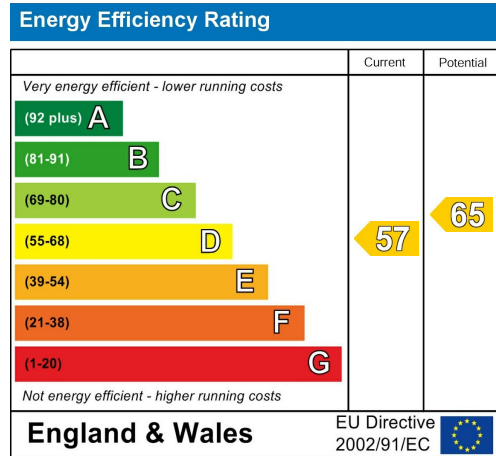


ENTRANCE FLOOR
 APPROX. FLOOR
 AREA 46 SQ.FT.
 (4.3 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 714 SQ.FT.
 (66.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 760 SQ.FT. (70.6 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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