RUSH WITT & WILSON

4 Greyhorses Barnhorn Road, Bexhill-On-Sea, East Sussex TN39 4QQ

£199,950

A purposes built two bedroom first floor flat with southerly facing sun balcony and distant sea views, gas central heating system, double glazed windows and doors, vacant possession, in need of some modernisation, garage, viewing comes highly recommended by RWW Bexhill. Council Tax Band C. More photos to follow shortly.

Communal Entrance Foyer & Hallway
With stairs and lifts to the first floor, entry-phone system.

Private Entrance Hall
Double radiator, built in storage cupboard, built in airing cupboard.

Living Room
16'4" x 14'11" (5 x 4.57)
Window to the front elevation, two double radiators, shelving, door lead to southerly facing sun balcony with far reaching views across to the sea, South Downs and Eastbourne.

Kitchen
11'7" x 7'10" (3.54 x 2.41)
Window to the side elevation, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, plumbing space for washing machine, freestanding electric cooker with oven and grill, double radiator, fridge/freezer, tiled walls.

Bedroom One
16'6" x 10'4" (5.05 x 3.15)
Window to the front elevation with far reaching views towards the sea and South Downs, double radiator, built in wardrobe cupboard.

Bedroom Two
14'4" x 10'4" (4.38 x 3.17)
Window to the side elevation, double radiator, built in wardrobe cupboard, wall unit.

Bathroom
Suite comprising walk in shower/bath with door, wall mounted electric shower unit with controls and showerhead, pedestal mounted wash hand basin, double radiator, obscured glass window to the side elevation, tiled walls.

Storage Room
Large walk in storage room with shelving.

Cloak Room
ow level flush, wall mounted wash hand basin, obscured glass window to the side elevation, tiled walls.

Outside

Garage En-Bloc
Single garage situated en-bloc.

Communal Gardens
Mainly laid to lawn with beautiful mature shrubbery, plants and trees of various kinds.

Lease And Maintenance
Share of freehold, lease 946 years remaining, maintenance approx. £1400 per annum service charge and ground rent is £23.00

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
781 sq.ft. (72.6 sq.m.) approx.

TOTAL FLOOR AREA : 781 sq.ft. (72.6 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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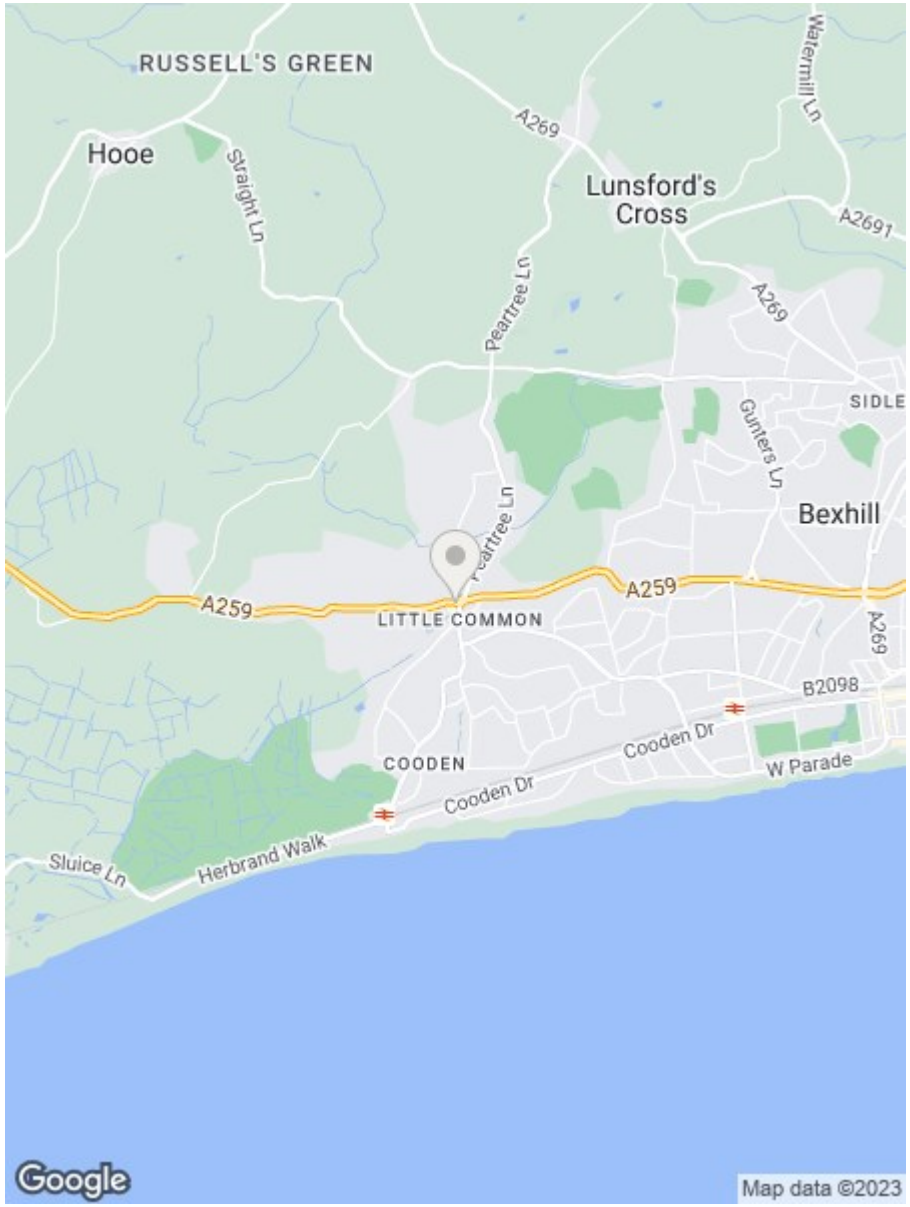

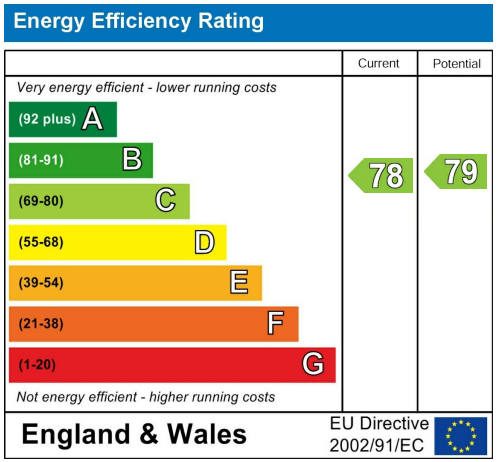

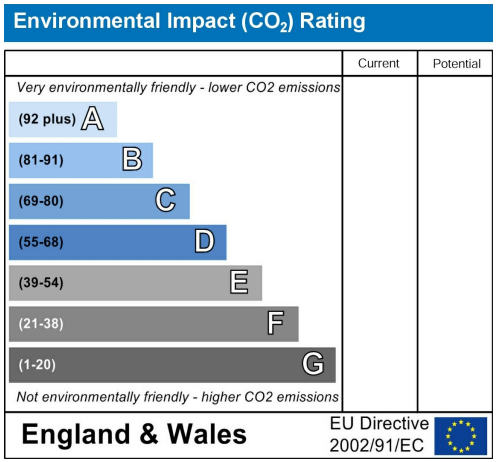

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Residential Estate Agents
Lettings & Property Management

The Property Ombudsman

Relocation agent network

3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk