

**RUSH
WITT &
WILSON**



**Flat 5, 53 Hastings Road, Bexhill-On-Sea, East Sussex TN40 2NH
£195,000**

A bright, spacious top floor flat with gas central heating system, double glazed windows and doors, SHARE OF FREEHOLD, retaining much of its original character and charm, southerly aspect to the front and far reaching views to the rear, communal gardens, off road parking. Viewing comes highly recommended by Rush, Witt & Wilson. Council Tax Band B.



Entrance

Stairs to first floor with private entrance door with steps to second floor

Private Entrance Hallway

Double radiator, vaulted ceiling, windows to rear elevation bringing lots of light

Living Room

21'9" x 14'4" (6.64 x 4.39)

Double radiator, space for tables and chairs, built in cupboard, tiled fireplace, window overlooks southerly elevation with window seat

Kitchen

14'3" x 7'1" (4.36 x 2.17)

Window to side elevation, modern fitted kitchen comprising a range of wall and base units with laminate straight edge worktop, one half bowl sink with drainer, plumbing for washing machine, space for fridge, gas cooker point with extractor canopy and light, tiled splashbacks, double radiator, built in boiler cupboard housing modern domestic water and gas system

Bedroom One

12'9" x 12'9" (3.90 x 3.90)

Window overlooks side elevation, double radiator, built in wardrobe cupboards

Bedroom Two

12'7" x 10'3" (3.84 x 3.13)

Window to southerly elevation, double radiator

Bathroom

Suite comprising panelled bath with wall mounted controls and shower head, pedestal mounted wash hand basin, w/c low level flush, double radiator, half high wall tiling, built in airing cupboard

Outside**Communal Gardens****Off Road Parking****Lease & Maintenance**

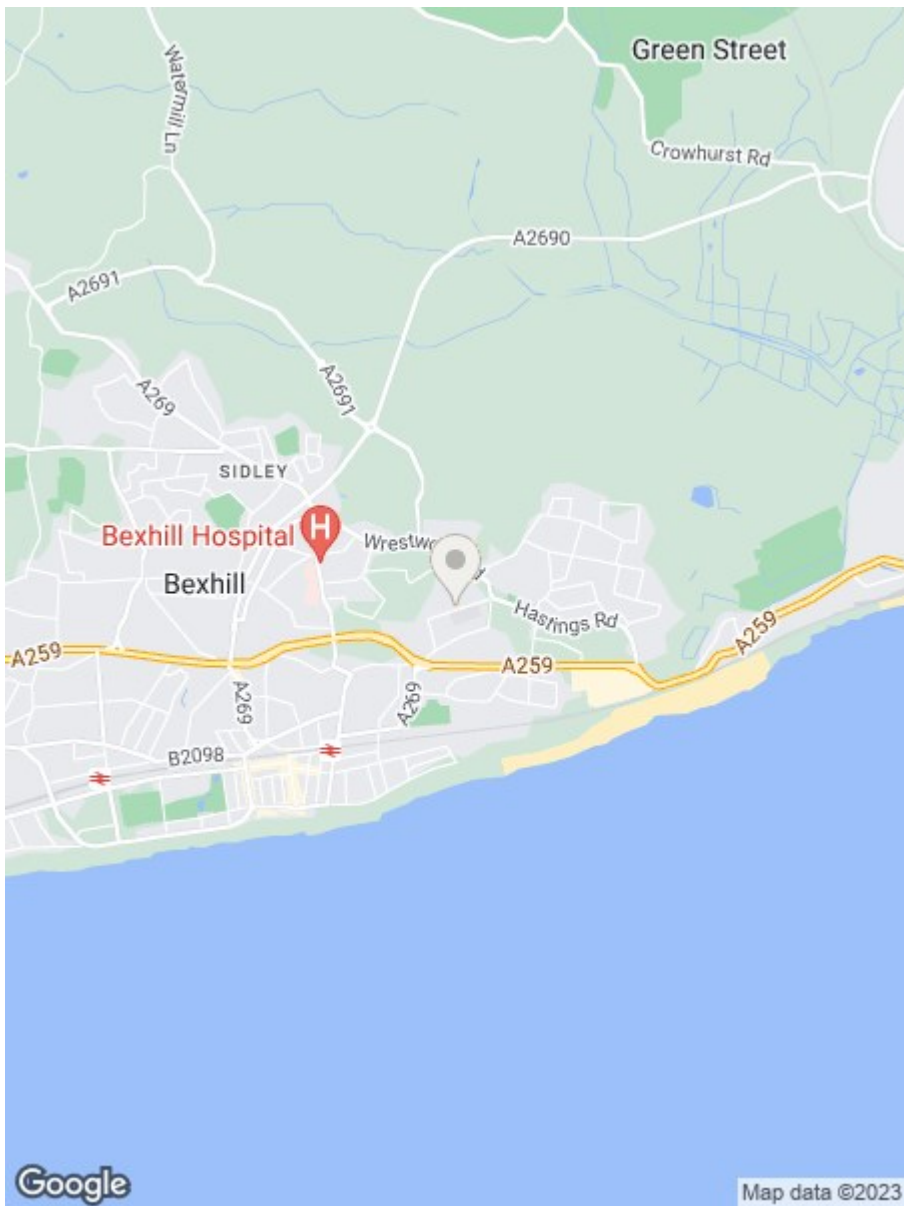
SHARE OF FREEHOLD, service charge tbc

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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