

RUSH
WITT &
WILSON



Flat 4, 18A St. Leonards Road, Bexhill-On-Sea, East Sussex TN40 1HN
£132,000

A beautifully presented second floor one bedroom flat, conveniently situated in Bexhill Town Centre with its excellent range of shopping facilities and services, mainline railway station to London, 119 years leasehold, double glazed box-sash windows, spacious lounge/ dining room set into a beautiful heptagonal style Victorian bay windows, original fireplace, electric heating, modern kitchen and shower room, viewing comes highly recommended by RWW sole agents.



Communal Entrance Hallway

Entryphone system, stairs to top floor.

Private Entrance Hallway

Entrance door leading to private entrance hall with wall mounted night storage heater, entryphone system.

Living Room/ Dining Room

19'3 x 13'6 (5.87m x 4.11m)

Heptagonal style Victorian window overlooking St Leoanards Road, wall mounted night storage heater, additional window overlooks the side elevation.

Kitchen

11'1 x 10'3 (3.38m x 3.12m)

Window overlooks the front elevation, modern fitted kitchen comprising range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, plumbing for washing machine, integrated oven and grill, ceramic hob with extractor canopy and light, space for fridge/freezer.

Bedroom One

16'2 x 14'9 (4.93m x 4.50m)

Heptagonal style Victorian bay overlooks the side elevation with glimpse of the sea, original cast iron Victorian fireplace with tiled inserts and ornamental surround.

Shower Room

Suite comprising pedestal wash hand basin, wc with low level flush, walk in shower cubicle with wall mounted electric shower unit, controls and showerhead, laminate wood flooring, wall mounted electric heater.

Lease Details

119 Years remaining on Leasehold, £200 per month service charge.

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.







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		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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