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.

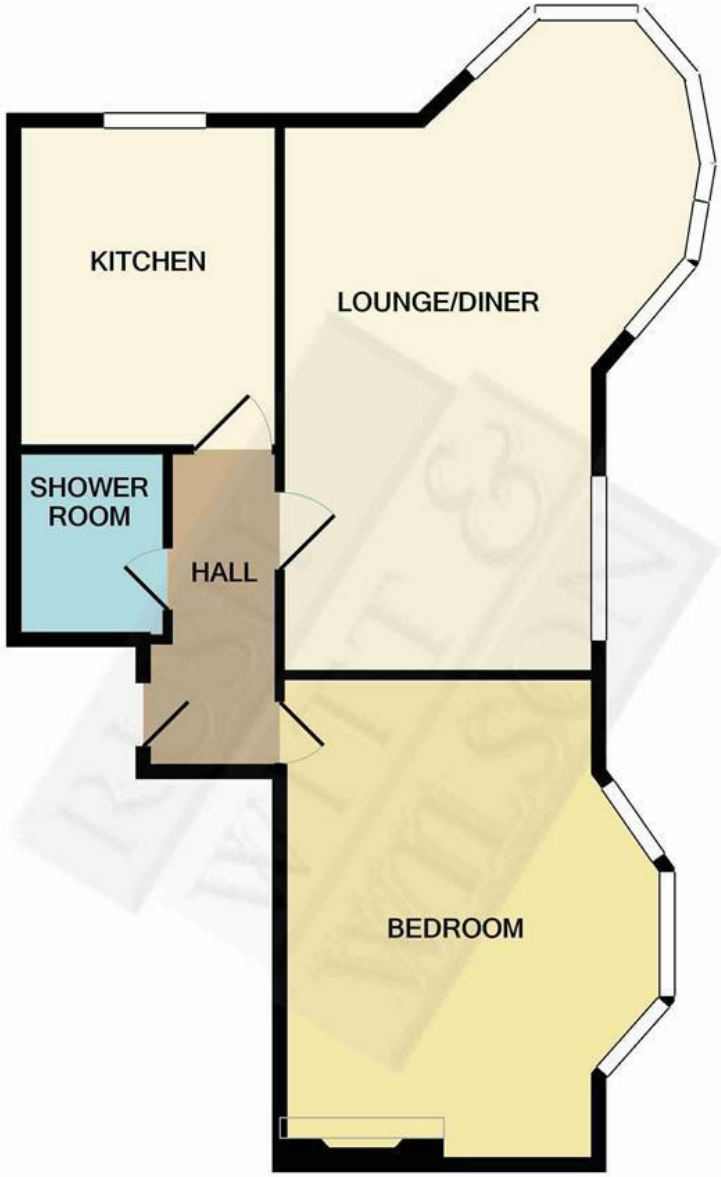
Kitchen
11'1 x 10'3 (3.38m x 3.12m)
Window overlooks the front elevation, modern fitted kitchen comprising range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, plumbing for washing machine, integrated oven and grill, ceramic hob with extractor canopy 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, £160 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.



TOTAL APPROX. FLOOR AREA 567 SQ.FT. (52.6 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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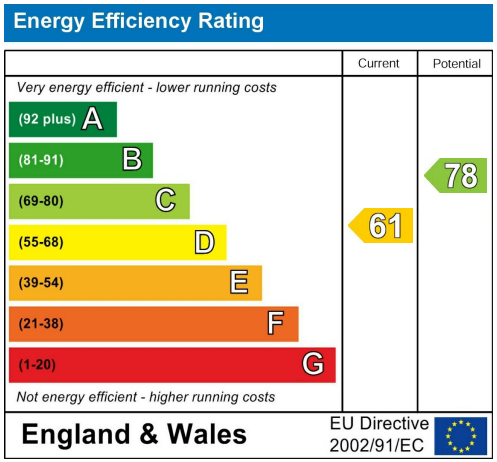

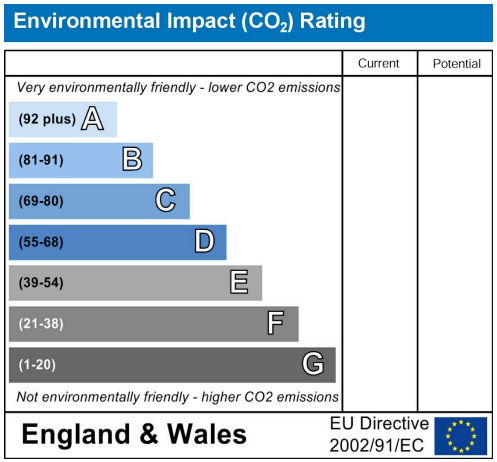

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