

**RUSH  
WITT &  
WILSON**



**49d Manor Road, Bexhill-On-Sea, East Sussex TN40 1SN  
£196,000**

**Rush, Witt and Wilson are delighted to welcome to the market this exceptionally well presented and deceptively spacious two bedroom top floor flat ideally located in this highly sought after road with stunning sea views. Offering bright and spacious accommodation throughout, the property comprises two double bedrooms, modern fitted kitchen with built in appliances and utility cupboard, spacious lounge/diner with impressive sea views and a fitted bathroom. Other internal benefits include gas central heating with radiators and double glazed windows throughout. Externally the property offers the use of a beautifully maintained communal rear garden with private timber garden shed. Conveniently situated in this highly desired location within easy walking distance of Bexhill town centre, mainline rail station, seafront, local schools, the picturesque Bexhill Old Town & beautiful Manor Barn Gardens. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning top floor flat in this highly desired location. Also offered with a share of the freehold.**



### **Communal Entrance Hallway**

Communal entrance door leading to communal hallway, flat is located on the second floor.

### **Private Entrance Hallway**

Internal front door leading to hallway, stairs leading to the second floor with obscured double glazed window to the side elevation.

### **Landing**

one radiator, access to loft space, entryphone system.

### **Kitchen**

13'10" x 8'11" (4.24 x 2.73)

Double glazed window to the front elevation with stunning sea views, radiator, modern fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, integrated electric oven, worktop mounted induction hob with fitted extractor hood above, integrated microwave, integrated fridge/freezer, integrated slimline dishwasher, stainless steel single sink with drainer and mixer tap, large eaves storage cupboard, utility cupboard housing the gas central heating boiler, storage space, plumbing space for washing machine and a base level unit with laminate roll edge worktop surface, part tiled walls, ceiling mounted spotlights.

### **Lounge/Diner**

18'7" x 10'11" (5.67 x 3.34)

Double glazed window to the front elevation with stunning sea views, ornamental feature fireplace, radiator.

### **Bedroom One**

18'11" x 11'5" (5.77 x 3.48)

Double glazed window to the rear elevation, radiator.

### **Bedroom Two**

12'6" x 13'4" (3.82 x 4.07)

Double glazed window to the rear elevation, radiator, ornamental feature fireplace.

### **Bathroom**

Heated chrome towel rail, white bathroom suite comprising low level wc, pedestal mounted wash hand basin with mixer tap and tiled splashback, panelled enclosed p-bath with mixer tap, shower attachment, wall mounted shower controls and rain effect shower head, part aqua panelled walls, extractor fan.

### **Externals**

#### **Communal Gardens**

Shared use of the communal gardens which are mainly laid to lawn with some mature plant. shrub and hedge borders, each flat has it's own timber garden shed.

#### **Lease and Maintenance**

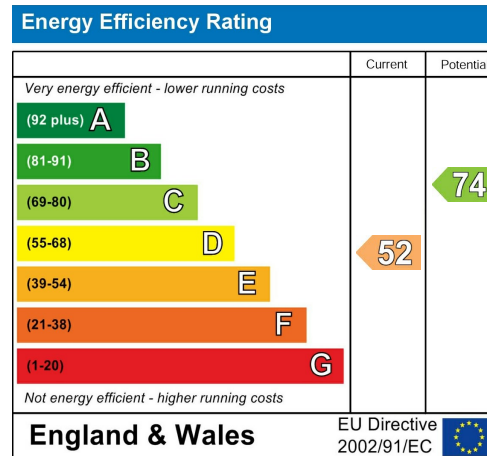
Maintenance £70 per month which includes window cleaning, gardening, general maintenance to building and communal areas. Lease 996 years and Share of Freehold.

#### **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.







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