

**RUSH
WITT &
WILSON**



**16 Charters Towers Hastings Road, Bexhill-On-Sea, East Sussex TN40 2LY
£224,000**

A well presented two bedroom ground floor apartment situated in this popular residential block in this sought after convenient location and within close proximity to educational facilities and also not too far from Bexhill seafront and Bexhill Town with its wide range of amenities. Offering bright and spacious accommodation throughout. The property comprises bay fronted living room, two double bedrooms, modern fitted kitchen/breakfast room, large entrance hall, shower room and en-suite. Other internal benefits include gas central heating to radiators, double glazed windows and doors throughout, externally, the property boasts allocated parking and communal gardens to be enjoyed. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.



Communal Entrance Hallway

Leading to the private entrance hall.

Private Entrance Hall

With entrance door, entry-phone system, radiator, large airing cupboard with slatted shelving, additional storage cupboard with fitted shelving space.

Living Room

17'3" x 14'5" (5.28m x 4.4m)

Double glazed bay window to the front elevation, double radiator.

Kitchen

12'10" x 7'9" (3.93m x 2.38m)

Modern fitted kitchen with a matching range of wall and base level units with laminate straight edge worktop surfaces, one and a half bowl sink with drainer and mixer tap, space for free standing cooker, space for free standing fridge and freezer, space and plumbing for washing machine and dishwasher, radiator, double glazed windows to the front elevation overlooking the stunning communal gardens.

Bedroom One

12'7" x 12'4" (3.84m x 3.78m)

Double glazed windows to the rear elevation, radiator, built-in wardrobe cupboards with hanging space and shelving.

En-Suite

Modern suite comprising w.c. with low level flush, vanity unit with wash hand basin and mixer tap, panelled bath with chrome controls and chrome hand shower attachment and chrome shower head and part tiled walls.

Bedroom Two

11'5" x 8'9" (3.5m x 2.68m)

Windows to the rear elevation, radiator, built-in wardrobe cupboard.

Shower Room

Modern suite comprising w.c. with low level flush, vanity unit with wash hand basin and mixer tap, large walk-in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome shower head, wall mounted heated towel rail.

OUTSIDE

Communal Gardens

Beautifully established communal gardens which are mainly laid to lawn with various plants, shrubs and trees.

Parking

Allocated parking space with additional visitor parking on a first come first serve basis.

Maintenance & Lease

Lease: 999 years from 1989 - 973 years remaining.

Service charge of £1,320 per annum. Share of freehold

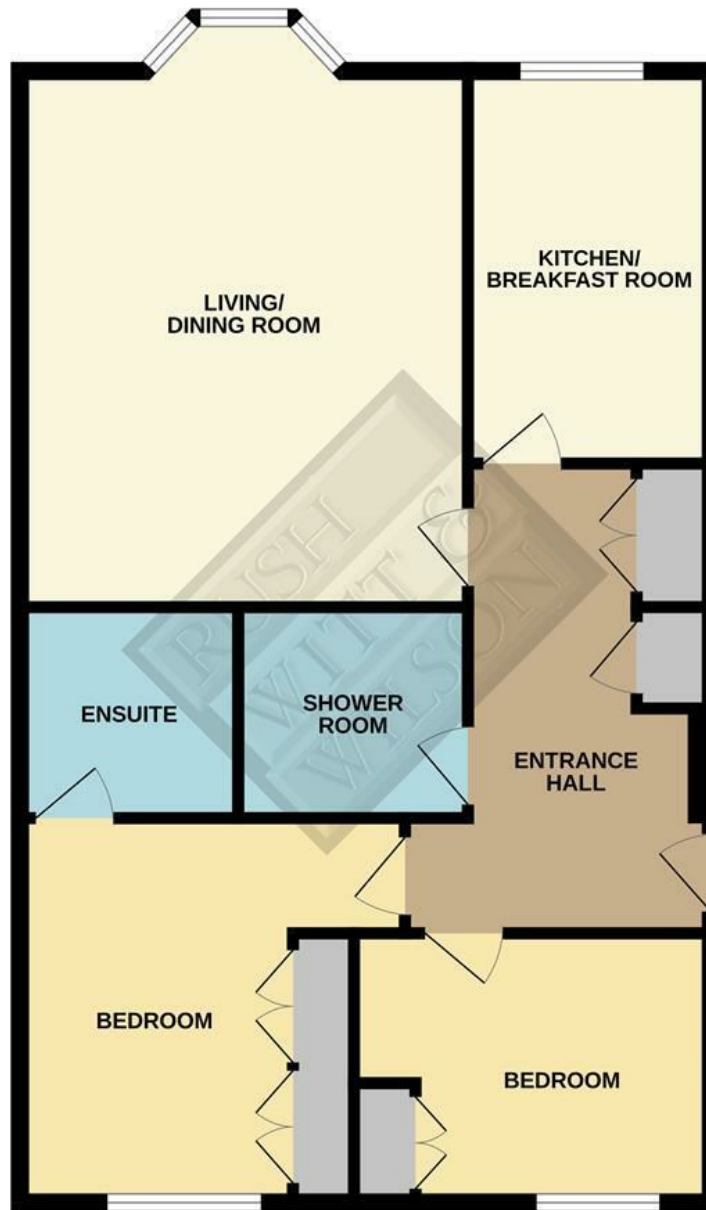
Agents Note

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.

COUNCIL TAX BAND C

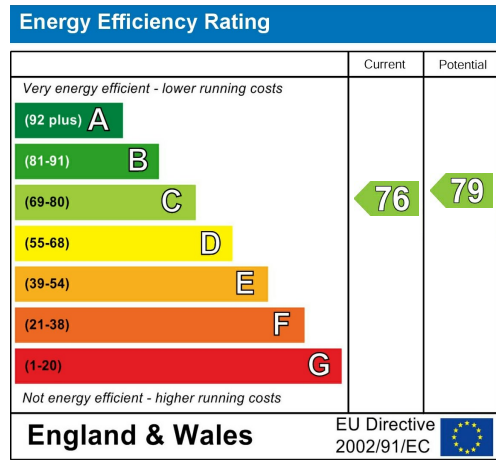
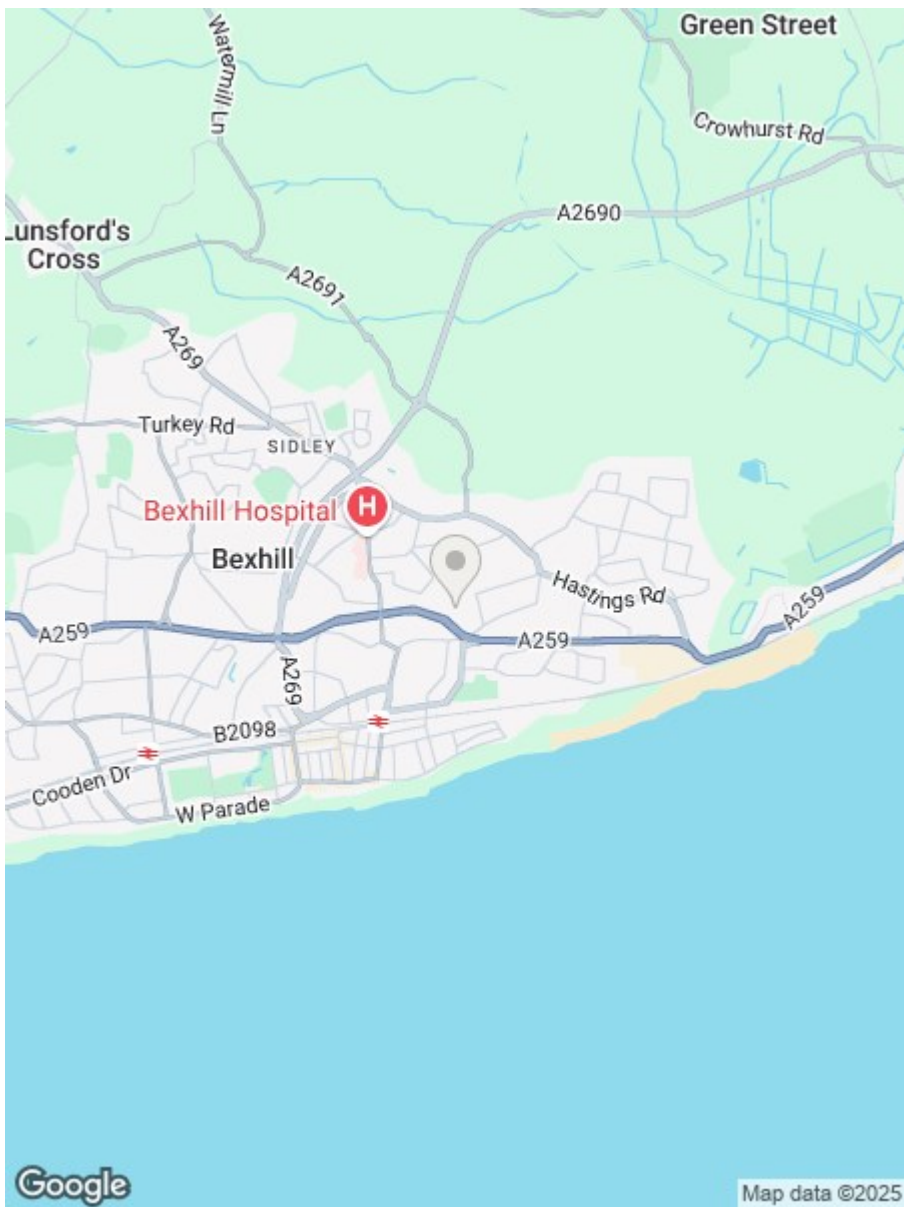


GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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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