

**RUSH  
WITT &  
WILSON**



**Flat 1, 21 Jameson Road, Bexhill-On-Sea, East Sussex TN40 1EG  
£199,950**

**This spacious ground floor garden flat comprises two double bedrooms the master with direct access to the courtyard garden, large sitting room with bay window, fitted kitchen, modern bathroom and storage cellar. Internal benefits include gas fired central heating to radiators and sealed unit double glazing whilst externally there is a low maintenance area to the front of the property a courtyard rear garden and a approx. 27ft brick built storage building. Offering potential for 'Off Road Parking' this property must be viewed to be fully appreciated. Situated in the heart of Bexhill with excellent access to the town centre mainline rail station and sea front. Offered with a share of the Freehold and VACANT POSSESSION. Viewing comes highly recommended by Rush, Witt and Wilson.**



**Communal Entrance Hallway**

Window to side elevation.

**Private entrance Hall**

With entrance door, double radiator and exposed joinery.

**Living Room**

14'8 x 19'1 (4.47m x 5.82m)

Bay window to front elevation, double radiator, exposed joinery and wall mounted electric fire.

**Kitchen/Breakfast Room**

12'2 x 10'7 (3.71m x 3.23m)

Window to rear elevation, fitted kitchen comprising a range of base and wall units with laminate roll edge worktops, twin bowl single drainer sink unit with mixer tap, Range Master 110 cooker with gas hob ovens and grill, tiled floor and partly tiled walls, space for fridge/freezer, plumbing for washing machine.

**Rear Lobby**

Door to side and door leading to cellar.

**Cellar**

12'1 x 9' (3.68m x 2.74m)

With power and light.

**Bedroom One**

13'4 x 6'1 (4.06m x 1.85m)

Single radiator, one double radiator, french doors leading out to private rear garden.

**Bedroom Two**

12'3 x 10'3 (3.73m x 3.12m)

Double radiator, window to rear elevation, wash hand basin with vanity unit below and tiled splash back.

**Bathroom**

Suite comprising of panelled bath with shower controls and hand shower attachment, wc with low level flush, pedestal wash hand basin, obscured glass window to side elevation, tiled walls.

**Inner Hallway**

Door leading to side, wood oak flooring.

**Outside****Front Garden**

Retaining wall to both sides, shingled area ideal for potted plants, potential for off road parking subject to approval to the high ways agency, side access to rear garden

**Rear Garden**

Retaining walls enclose garden, gate giving side access, mainly laid to patio for low maintenance ideal for alfresco dining.

**Workshop/Studio**

25'3 x 8' (7.70m x 2.44m)

Three windows to front elevation, with power, wood store, brick construction, excellent potential for conversion or improvement.

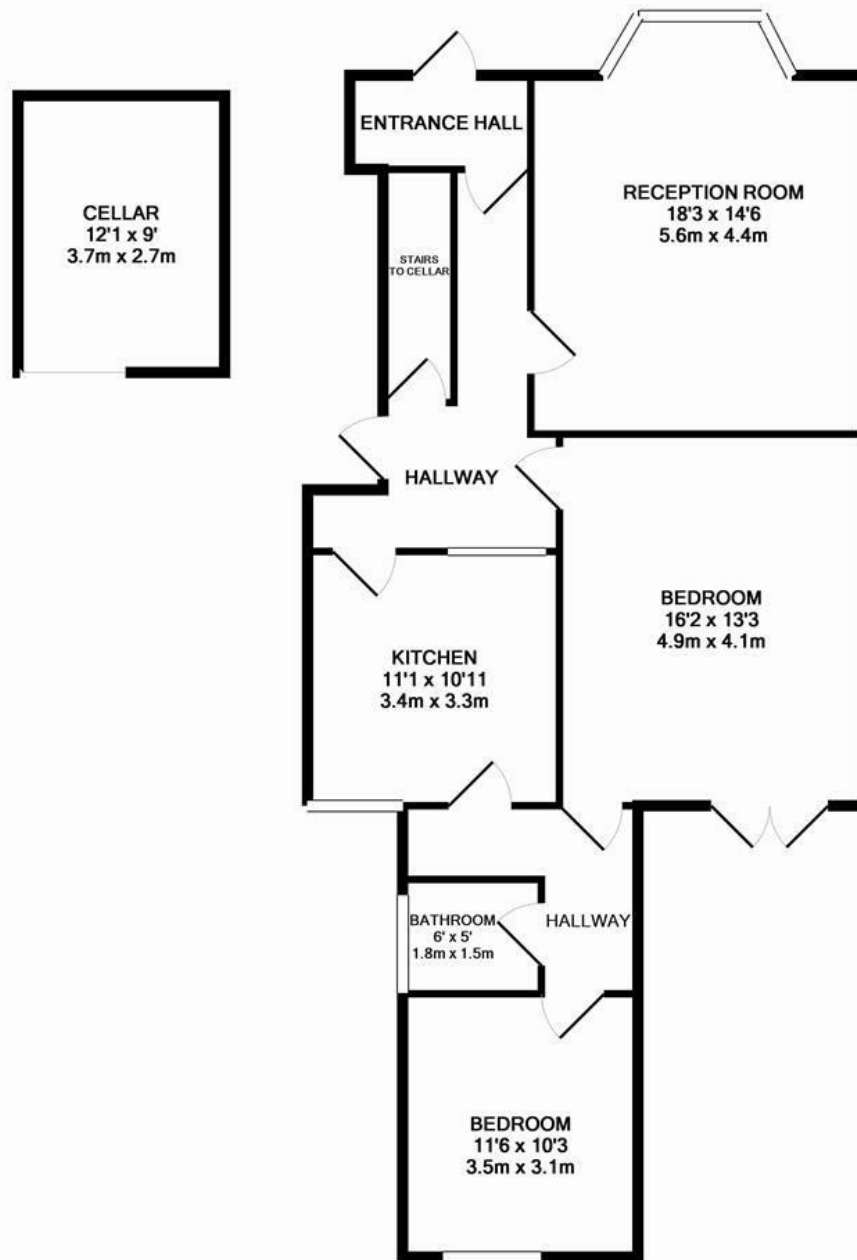
**Maintenance And Services**

Share of freehold. Further details to follow shortly.

**Agency Note**

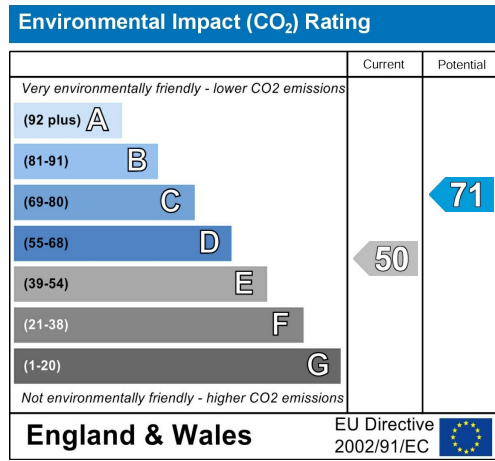
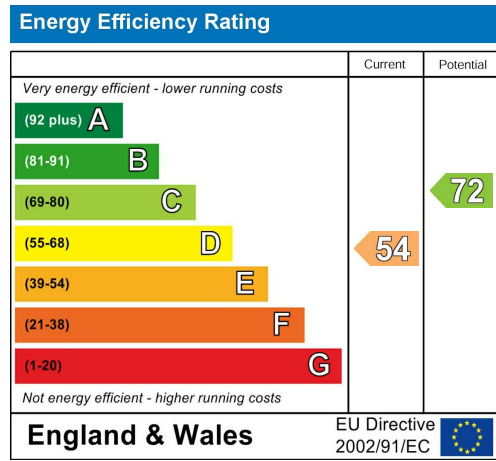
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 1047 SQ.FT. (97.2 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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