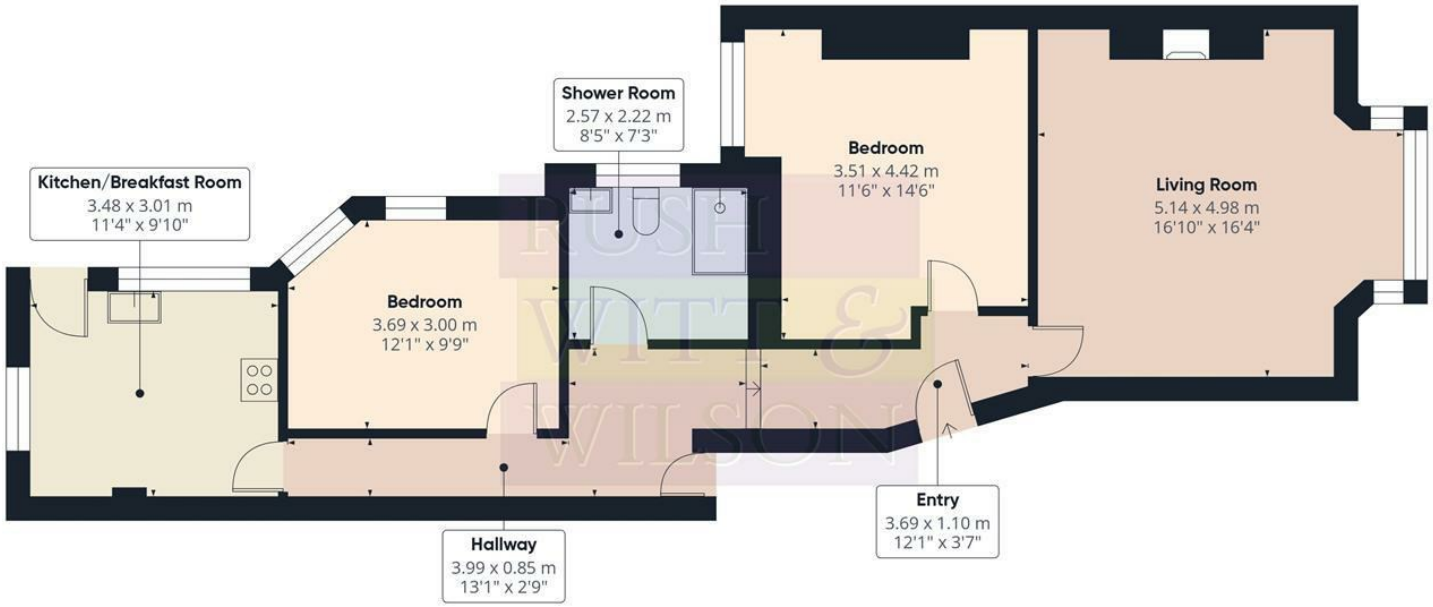
48 Wilton Road, Bexhill-On-Sea, East Sussex TN40 1HX
Offers In Excess Of £199,950 Leasehold

About the property

A spacious two-bedroom ground floor garden flat, ideally situated in an exceptionally popular central Bexhill location. Offering well-proportioned accommodation together with its own private west-facing rear garden, the property represents an excellent opportunity for those seeking convenient town centre living with the added benefit of outdoor space. The accommodation comprises a welcoming entrance hall, leading into a spacious lounge providing a comfortable and versatile living area. The fitted kitchen/breakfast room offers an excellent range of cupboard and worktop space, together with ample room for freestanding appliances and a dining table. The generous principal bedroom benefits from an attractive feature window overlooking the rear, while the second bedroom provides useful additional accommodation. A modern bathroom suite, complete with shower, serves the property. Further benefits include gas central heating and double-glazed windows and doors throughout. Externally, the property enjoys a particularly appealing private west-facing rear garden, providing a pleasant outdoor space for relaxing, entertaining and enjoying the afternoon and evening sunshine.

The property is situated in the heart of Bexhill town centre, just moments from the manicured seafront and iconic promenade. Bexhill offers an excellent selection of independent shops, cafés, restaurants and everyday amenities, together with the renowned De La Warr Pavilion, which regularly hosts live music, theatre, shows and internationally recognised artists. A comprehensive range of local facilities can be found within easy reach, including doctors' surgeries, dentists, pharmacies, the main post office, local pubs and restaurants. Regular bus services operate nearby, providing connections towards Eastbourne and Hastings, while Bexhill mainline railway station offers direct services to London. Viewing comes highly recommended by RWW.



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Approximate total area(1)

77.3 m²

831 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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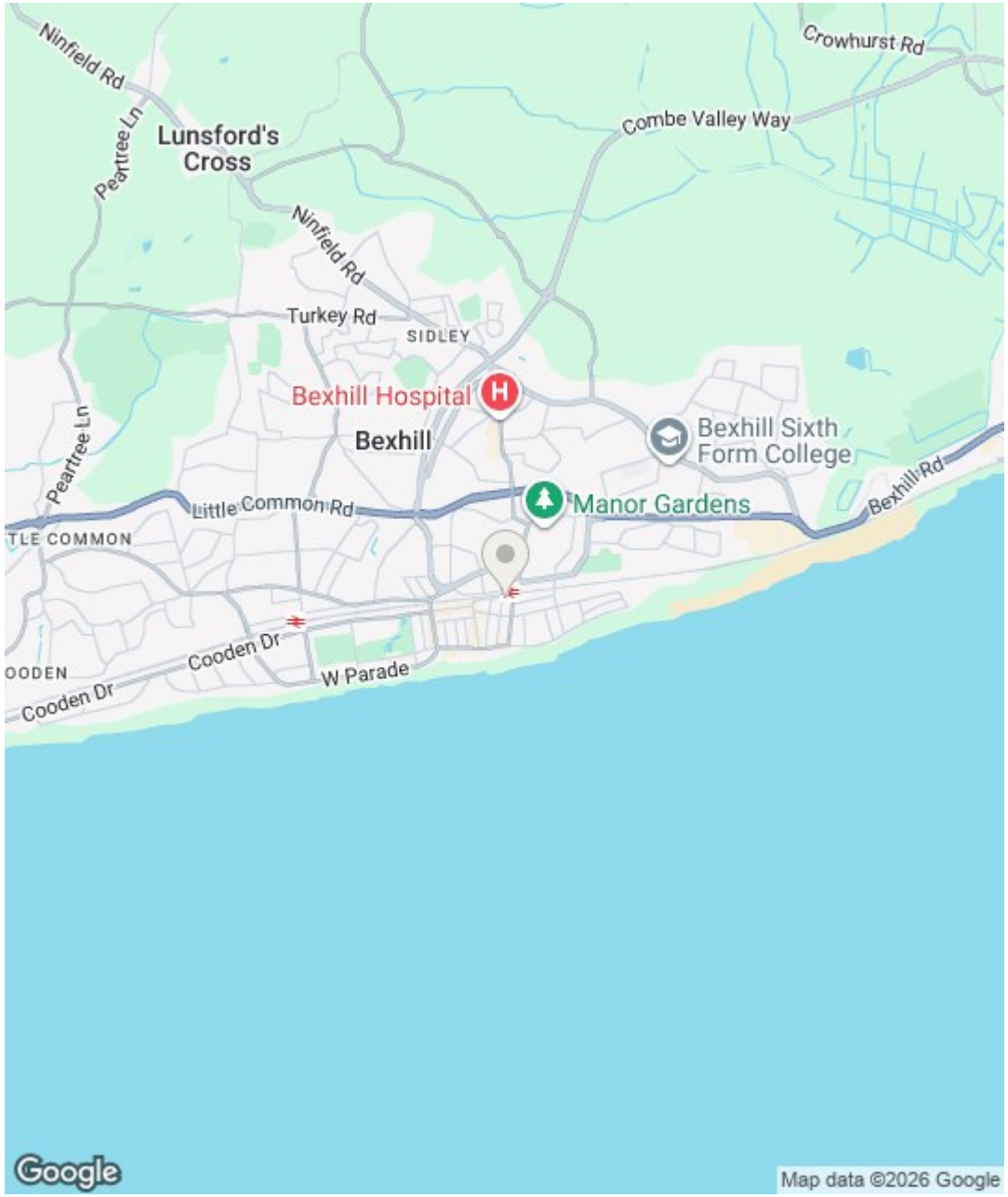

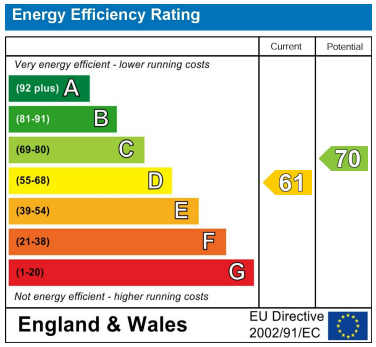

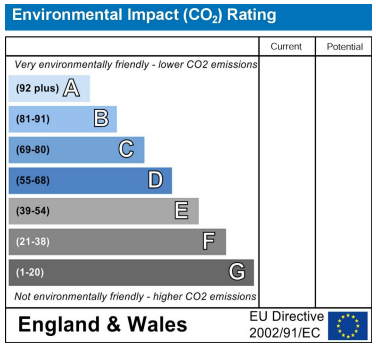

Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

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3 Devonshire Road, Bexhill-on-Sea, East Sussex, TN40 1AH
Tel: 01424 225588 | bexhill@rushwittwilson.co.uk | www.rushwittwilson.co.uk