

**RUSH  
WITT &  
WILSON**



**Flat 5, 53 Hastings Road, Bexhill-On-Sea, East Sussex TN40 2NH  
£195,000**

**A bright, spacious top floor flat with gas central heating system, double glazed windows and doors, SHARE OF FREEHOLD, retaining much of its original character and charm, sun terrace suitable for pots and seating, southerly aspect to the front and far reaching views to the rear, communal gardens, off road parking. Viewing comes highly recommended by Rush, Witt & Wilson.**



**Entrance**

Stairs to first floor with private entrance door with steps to second floor

**Private Entrance Hallway**

Double radiator, vaulted ceiling, windows to rear elevation bringing lots of light

**Living Room**

21'9" x 14'4" (6.64 x 4.39)

Double radiator, space for tables and chairs, built in cupboard, tiled fireplace, window overlooks southerly elevation with window seat

**Kitchen**

14'3" x 7'1" (4.36 x 2.17)

Window to side elevation with door leading to sun terrace, modern fitted kitchen comprising a range of wall and base units with laminate straight edge worktop, one half bowl sink with drainer, plumbing for washing machine, space for fridge, gas cooker point with extractor canopy and light, tiled splashbacks, double radiator, built in boiler cupboard housing modern domestic water and gas system

**Bedroom One**

12'9" x 12'9" (3.90 x 3.90)

Window overlooks side elevation, double radiator, built in wardrobe cupboards

**Bedroom Two**

12'7" x 10'3" (3.84 x 3.13)

Window to southerly elevation, double radiator

**Bathroom**

Suite comprising panelled bath with wall mounted controls and shower head, pedestal mounted wash hand basin, w/c low level flush, double radiator, half high wall tiling, built in airing cupboard

**Lease & Maintenance**

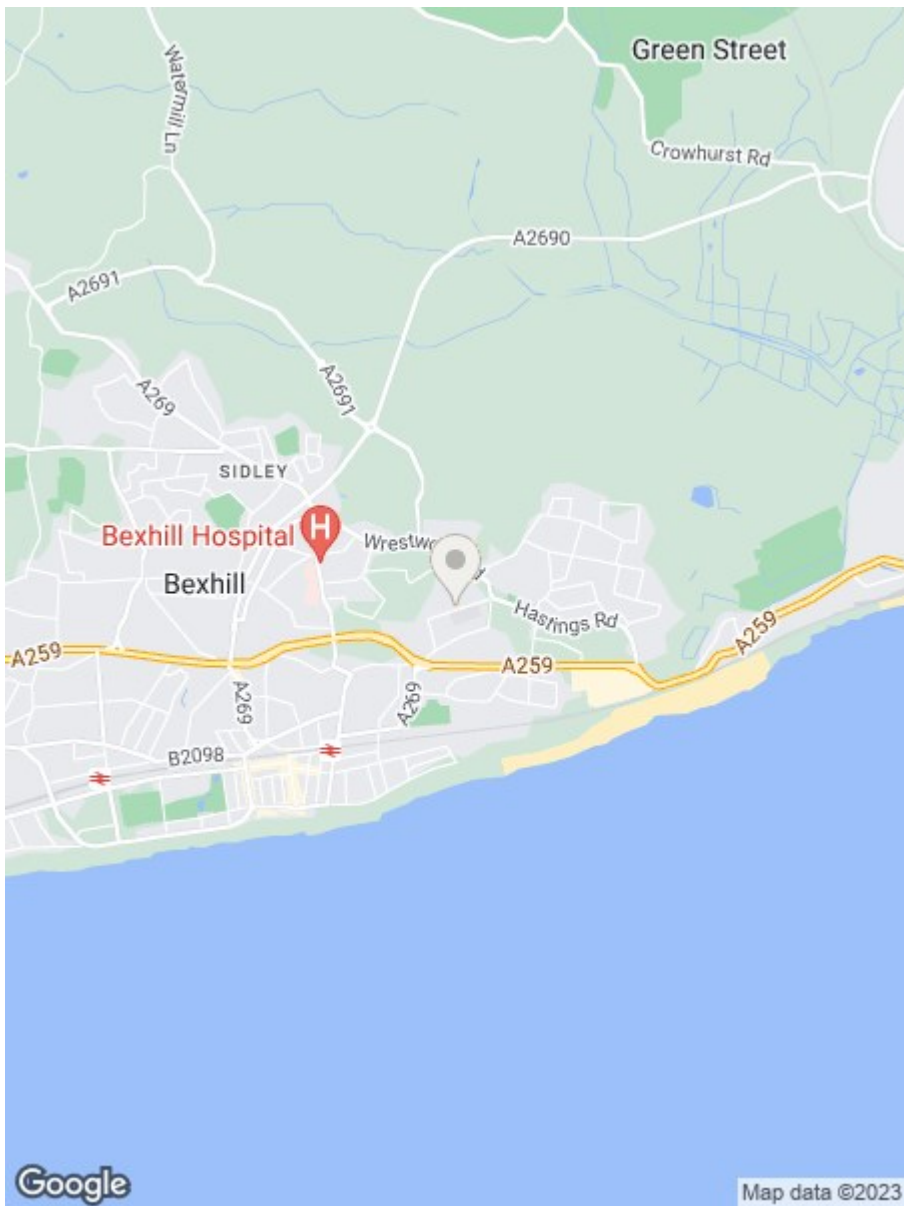
SHARE OF FREEHOLD, service charge tbc

**Outside****Communal Gardens****Off Road Parking****Agents Notes**

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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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