

**RUSH  
WITT &  
WILSON**



**25b Magdalen Road, Bexhill-On-Sea, East Sussex TN40 1SD  
£189,950**

**An opportunity to acquire this exceptionally well presented two bedroom first floor flat ideally located within easy walking distance of Bexhill town centre. Offering bright and spacious accommodation throughout, the property comprises large bay fronted lounge, fitted kitchen/breakfast room, two double bedrooms and modern fitted bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Conveniently situated within easy access to Bexhill town centre and shops, mainline rail station, beach and seafront, viewing comes highly recommended by RWW Bexhill to appreciate this stunning first floor flat in this highly convenient location. The property is also offered with a long lease of approx. 990+ years.**



**Communal Entrance Hall**

Communal entrance door with entryphone system leading to communal hallway, stairs leading to first floor, timber internal door leading to entrance hall.

**Private Entrance Hall**

Timber internal door leading to private entrance hall comprising radiator, entryphone system.

**Lounge**

16'11" x 13'2" (5.18 x 4.03)

Double glazed bay fronted window to the front elevation, radiator, fitted alcove shelving.

**Kitchen/Breakfast Room**

11'8" x 8'11" (3.57 x 2.73)

Double glazed window to the rear elevation, radiator, modern fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, stainless steel inset circular sink with mixer tap and circular drainer, plumbing space for washing machine, worktop mounted electric induction hob with extractor hood above, integrated electric oven, space for freestanding fridge/freezer, recessed ceiling spotlights, large storage cupboards housing gas central heating boiler and electric consumer unit.

**Bedroom One**

11'6" x 11'5" (3.53 x 3.50)

Double aspect double glazed window to the rear and side elevation, radiator.

**Bedroom Two**

10'2" x 9'6" (3.10 x 2.91)

Double glazed window to the front elevation, radiator.

**Bathroom**

Obscured double glazed window to the side elevation, heated chrome towel rail, modern white suite comprising pedestal mounted wash hand basin with mixer tap, low level wc, panelled enclosed bath with wall mounted shower controls and rain effect showerhead, recessed ceiling spotlights, part tiled walls, tiled floor.

**Lease And Maintenance**

Lease hold with 990 + years, Service Charge is 1/3 split as and when needed.

**Agent 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.







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	



**Residential Estate Agents**  
Lettings & Property Management



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