

**RUSH  
WITT &  
WILSON**



**25 Greyhorses 112 Barnhorn Road, Bexhill-On-Sea, East Sussex TN39 4QQ  
Offers In Excess Of £175,000 Share of Freehold**

**This two bedroom third floor apartment offers a great opportunity for a buyer looking to put their own stamp on a property. Flexibly priced to reflect the need for modernisation the flat boasts bright and spacious accommodation with outstanding views. The property is ideal for a first time buyer, down-sizer or investor looking for a rewarding project. The spacious accommodation comprises a south facing living room, kitchen, two double bedrooms, separate WC and shower suite. Other internal benefits include a newly installed gas central heating boiler and double glazing. Externally the property boasts a sun balcony and garage en-bloc, share of freehold and lift to the top floor. The property comes with vacant possession and comes highly recommended by Rush Witt and Wilson, Sole Agents.**



### **Communal Entrance Hallway**

Stairs or lift to the top floor.

### **Private Entrance Hall**

Entrance door, single radiator, entry phone system, built in airing cupboard, large walk in storage room, additional storage cupboard, doors off to the following:

### **Living Room**

16'11 x 15'2 (5.16m x 4.62m)

Windows overlooking the southerly elevation with stunning sea views and views out towards beachy head Eastbourne, large sun terrace, single radiator, double radiator, serving hatch through to kitchen.

### **Kitchen**

18'7 x 7'10 (5.66m x 2.39m)

Window to the front elevation, fitted kitchen comprising a range of base and wall units with laminate worktop surfaces, single drainer sink with side drainer and mixer tap, space and plumbing for washing machine, space for cooker, tiled splashbacks.

### **Bedroom One**

16'4 x 10'4 (4.98m x 3.15m)

Window to the front elevation with stunning sea views, built in wardrobe cupboard, single radiator.

### **Bedroom Two**

14'2 x 10'7 (4.32m x 3.23m)

Window to the side elevation, single radiator, wall mounted gas central heating domestic hot water boiler, built in wardrobe cupboards.

### **Shower Room**

Suite comprising walk in shower with electric shower controls and shower head, pedestal wash hand basin, single radiator, tiled walls, obscure glazed window to the side elevation.

### **Separate WC**

Obscure glazed window to the side elevation, wall mounted wash hand basin, low level wc, wall mounted electric radiator.

### **Outside**

### **Garage-En-Bloc**

Number 15.

### **Maintenance & Services**

The property comes with a share of freehold, we have been advised that the annual service charge is £1,800.

### **Agents Note**

Council Tax Band - C

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:

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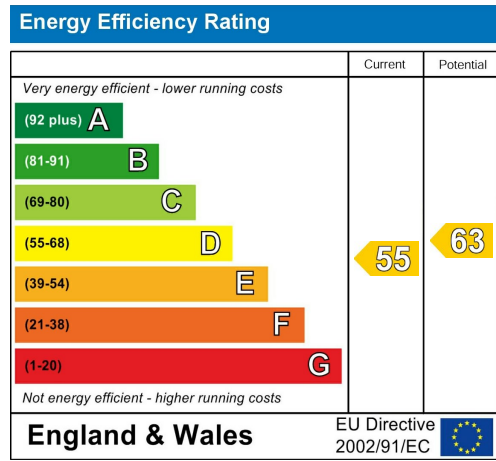
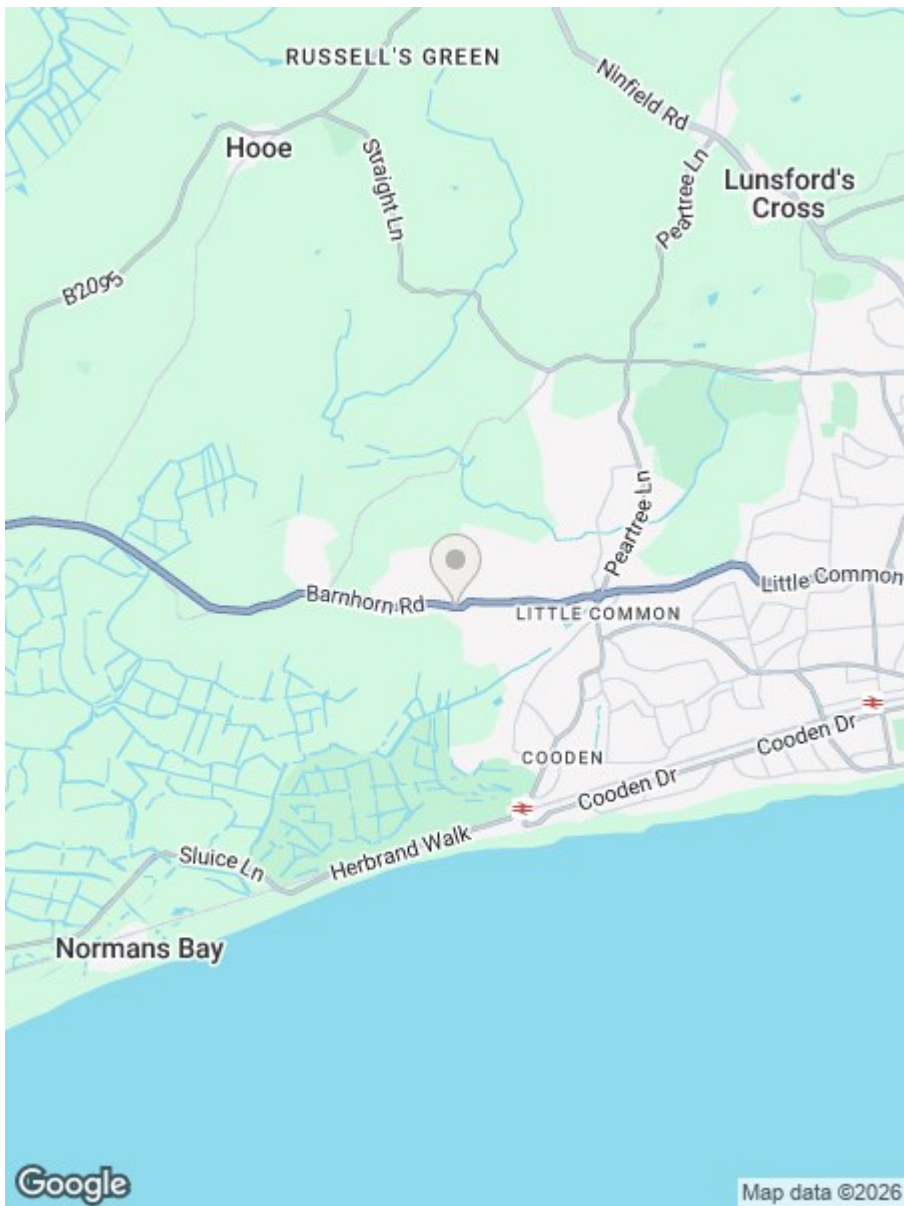
GROUND FLOOR  
781 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.6 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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