

**RUSH  
WITT &  
WILSON**



**20 Linden Road, Bexhill-On-Sea, East Sussex TN40 1DN  
£199,950**

**A beautiful two bedroom Victorian maisonette situated in the heart of Bexhill Town centre with its excellent range of shopping facilities; services; seafront and mainline railway station into London. Steeped in character and charm this property is being sold with no chain. Benefits include modern gas central heating system, double glazed window and doors, some original stain glass windows, kitchen/ breakfast room, two reception rooms, beautiful fireplaces, private entrance, separate cloakroom, share of freehold, viewing comes highly recommended by RWW.**



**Private Entrance Hall**

With exposed floorboards, stained glass window to the front elevation, single radiator, additional window to side, stairs to first floor with single radiator, meters cupboard.

**Cloakroom**

WC with low level flush, wall mounted wash hand basin, tiled splashback, obscure glass window to the front elevation.

**Living Room**

16'8 x 11'10 (5.08m x 3.61m)

Bay window to the front elevation, double radiator, brick fireplace with cast iron insert.

**Dining Room**

15'10 x 11'10 (4.83m x 3.61m)

Window to the rear elevation, single radiator, brick built fireplace with real flame gas coal effect fire set in cast iron Victorian fireplace.

**Kitchen/ Breakfast Room**

11'6 x 10'2 (3.51m x 3.10m)

Window to the rear elevation, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, plumbing for washing machine, integrated oven and grill with ceramic hob, extractor canopy and light, space for fridge/freezer, space for table and chairs, tiled splashbacks, single radiator.

**Bathroom**

Modern suite comprising walk in shower cubicle with chrome controls, chrome fixed showerhead and hand shower attachment, freestanding wash hand basin with vanity unit, drawer and cupboard beneath, chrome heated towel rail, wc with low level flush, part tiled walls, tiled floor, stained glass window to the front elevation.

**Second Floor Landing**

Door through to eaves storage area.

**Bedroom One**

16'2 x 12' (4.93m x 3.66m)

Window to the rear elevation, single radiator, brick built feature fireplace.

**Bedroom Two**

11'9 x 10'2 (3.58m x 3.10m)

Window to the rear elevation, single radiator, access to roof space.

**Maintenance Charges**

Remained of 999 year lease, share of freehold, 1/2 share of works as and when required.

**Agents 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.





ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 74 SQ.FT.  
(6.8 SQ.M.)

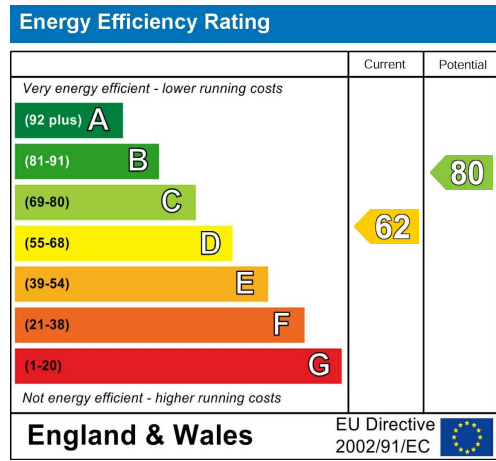
1ST FLOOR  
APPROX. FLOOR  
AREA 648 SQ.FT.  
(60.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 598 SQ.FT.  
(55.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1320 SQ.FT. (122.6 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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**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**