

**RUSH
WITT &
WILSON**



**18 Brinklehurst Drive, Bexhill-On-Sea, East Sussex TN40 2FL
Offers In The Region Of £192,500**

A rarely available and beautiful modern ground floor apartment, built 2017 by award winning home builders Barratt Homes, private southerly facing rear garden, one large double bedroom, gas central heating system, stunning open plan living/ kitchen/ dining, double glazed windows and doors, allocated private parking space, remainder for 10 year builders certificate offering peace of mind. Viewing comes highly recommended by RWW sole agents.



Private Entrance Hall**Living Room/ Kitchen/ Dining**

22' x 18'9 (6.71m x 5.72m)

Bedroom One

14'10 x 13'9 (4.52m x 4.19m)

Bathroom**Outside****Private Rear Garden****Allocated Parking Space****Lease Details**

Leasehold, 120 years remaining, service charges TBA.

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.



GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 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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| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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