

**RUSH  
WITT &  
WILSON**



**16B Western Road, Bexhill-On-Sea, East Sussex TN40 1DX  
Offers In Excess Of £205,000**

**Beautifully presented maisonette apartment situated in the heart of Bexhill town centre with its wide range of amenities and within very short walking distance to Bexhill train station offering direct links to London, Victoria, Gatwick airport, Ashford International and Bexhill seafront. Offering bright and spacious accommodation throughout the property comprises a three double bedrooms, large living room, dining room, modern fitted kitchen and modern bathroom suite which is set over three floors including the entrance hall. Other internal benefits include gas central heating to radiators, double glazed windows and doors throughout. Externally the property boasts a large sun balcony which is suitable for alfresco dining. Viewing comes highly recommended by Rush Witt & Wilson, sole agents Bexhill.**



### **Private Entrance Hallway**

Entrance door with stairs leading to:-

### **First Floor**

#### **Landing**

Double radiator, stairs leading to:

#### **Living Room**

18'7" x 11'5" (5.68m x 3.5m )

Double glazed windows to the front elevation, double radiator.

#### **Bedroom One**

16'4" x 11'9" (5m x 3.6m )

Double glazed windows to the front elevation, double radiator.

#### **Dining Room**

14'4" x 9'0" (4.37m x 2.76m )

Window to the side elevation, two double radiators, door leading to kitchen.

#### **Kitchen**

8'10" x 6'6" (2.71m x 2m )

Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, single drainer with mixer tap, integrated electric oven, four ring electric hob and extractor fan above, space and plumbing for washing machine, tiled splashbacks, obscured glass panelled door leading to the sun balcony, velux window, radiator.

#### **Sun Balcony**

Facing the rear elevation and suitable for alfresco dining.

#### **Bathroom**

Modern suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, panelled bath with chrome mixer tap, wall mounted shower controls, hand shower attachment and additional rain effect showerhead, chrome heated towel rail, part tiled walls, obscured double glazed window to the rear elevation.

### **Second Floor**

#### **Landing**

Window to rear, loft hatch.

#### **Bedroom Two**

17'10" x 12'1" (5.44m x 3.69m )

Double glazed windows to the front elevation, double radiator with additional two single radiators.

#### **Bedroom Three**

10'2" x 8'7" (3.1m x 2.63m )

Double glazed window to the rear elevation, radiator.

#### **Lease & Maintenance**

New 999 year lease upon completion.

Ground Rent - £0

Maintenance - £1,218.46

#### **Agents Note**

Council Tax Band - A

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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1ST FLOOR  
713 sq.ft. (66.2 sq.m.) approx.

GROUND FLOOR  
62 sq.ft. (5.8 sq.m.) approx.

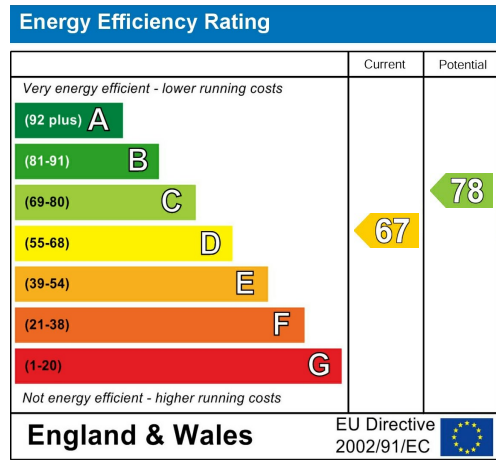
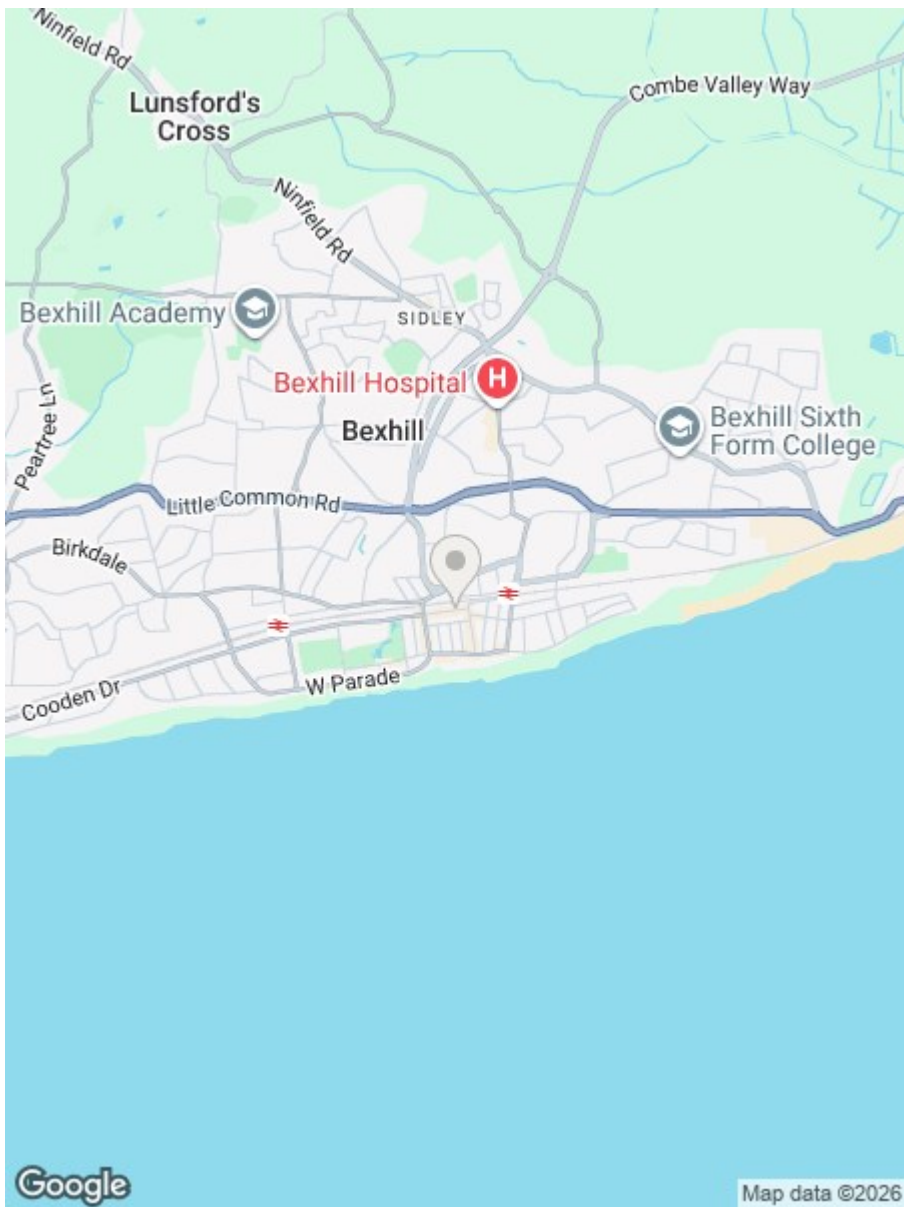
2ND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 1142 sq.ft. (106.1 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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