

**RUSH
WITT &
WILSON**



**18 Brinklehurst Drive, Bexhill-On-Sea, East Sussex TN40 2FL
£197,500**

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

Double radiator, large built-in storage cupboard.

Open Plan Living Room/ Kitchen/ Dining

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

Kitchen Area: Modern kitchen comprising a range of base and wall units with single drainer stainless steel sink unit with mixer tap, built-in oven and grill with gas hob, brush stainless steel splashback, extractor canopy and light, plumbing for washing machine and dishwasher, integrated fridge/freezer, double radiator, two windows overlook the front elevation, concealed lighting. Breakfast Room Area: for table and chairs.

Living Room Area: Double radiator, double doors open out onto the private rear garden.

Bedroom One

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

Windows overlooks the private rear garden to the rear, double radiator.

Bathroom

Modern suite comprising panelled bath with hand shower attachment and fixing with shower controls and shower screen, tiled splashback, w.c. low level flush, pedestal wash hand basin with tiled splashback, chrome heated towel rail, obscure glass window overlooks the front elevation.

Outside**Private Rear Garden**

Mainly laid to lawn with patio area and enclosed with fencing to all sides, outside water tap.

Allocated Parking Space

This is found in close proximity to the property.

Lease Details

Leasehold, 120 years remaining from 2017, 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	81	81
(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	81	81
(69-80) C		
(55-68) D		
(39-54) E		
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(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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