

**RUSH
WITT &
WILSON**



**Flat 3, Buckhurst Court Buckhurst Road, Bexhill-On-Sea, East Sussex TN40 1QE
£265,000**

A beautiful two bedroom first floor 'Arts and Crafts' flat, private landscaped garden to the rear with summerhouse, garage, presented to an exceptional standard by the current vendors, modern kitchen and bathroom, additional cloakroom, gas central heating system, double glazed windows and doors, herringbone flooring, share of freehold, conveniently situated in Bexhill town centre with its excellent range of shopping facilities and services and mainline rail station to London, viewing comes highly recommended by RWW sole agents. Council Tax Band B.



Communal Entrance Hallway

With galleried landing.

Private Entrance Hallway

With herringbone flooring, built in cloaks cupboard, entrance door, additional storage cupboard.

Cloakroom

Modern suite comprising wc with low level flush, wash hand basin with vanity unit, half height wall panelling, obscured glass windows to the side elevation.

Kitchen

11'9" x 8'5" (3.60 x 2.58)

Window to the side and rear elevations, fitted kitchen comprising a range of matching wall and base level units with laminate straight edge worktops, single drainer stainless sink unit with mixer tap, gas hob with integrated oven and grill beneath, extractor canopy and light, plumbing for washing machine, space for fridge or freezer, built in larder cupboard, tiled splashbacks, vertical radiator.

Living Room

19'7" x 10'5" (5.97 x 3.18)

Windows overlook the front southerly elevation, herringbone flooring, vertical radiator, living flame gas fire.

Dining Room

8'6" x 8'5" (2.60 x 2.59)

Window to the front southerly elevation, herringbone flooring, wall mounted vertical radiator.

Bedroom One

14'6" x 10'4" (4.43 x 3.17)

Window to the rear elevation, herringbone flooring, vertical radiator, built in wardrobe cupboard.

Bedroom Two

11'7" x 8'6" (3.55 x 2.61)

Window to the front elevation, vertical radiator, herringbone flooring.

Bathroom

Modern suite comprising walk in double width shower cubicle with controls and rain effect showerhead, hand/shower attachment, wc with low level flush, wall mounted wash hand basin with vanity drawers beneath, heated towel rail, obscured glass window to the side elevation, half height wall tiling.

Outside

Private Rear Garden

Beautifully landscaped with summerhouse, decked area, shrubs, plants and flowers of various kinds.

Front Private Parking

Off road parking is available.

Single Garage

Up & Over door.

Lease and Maintenance

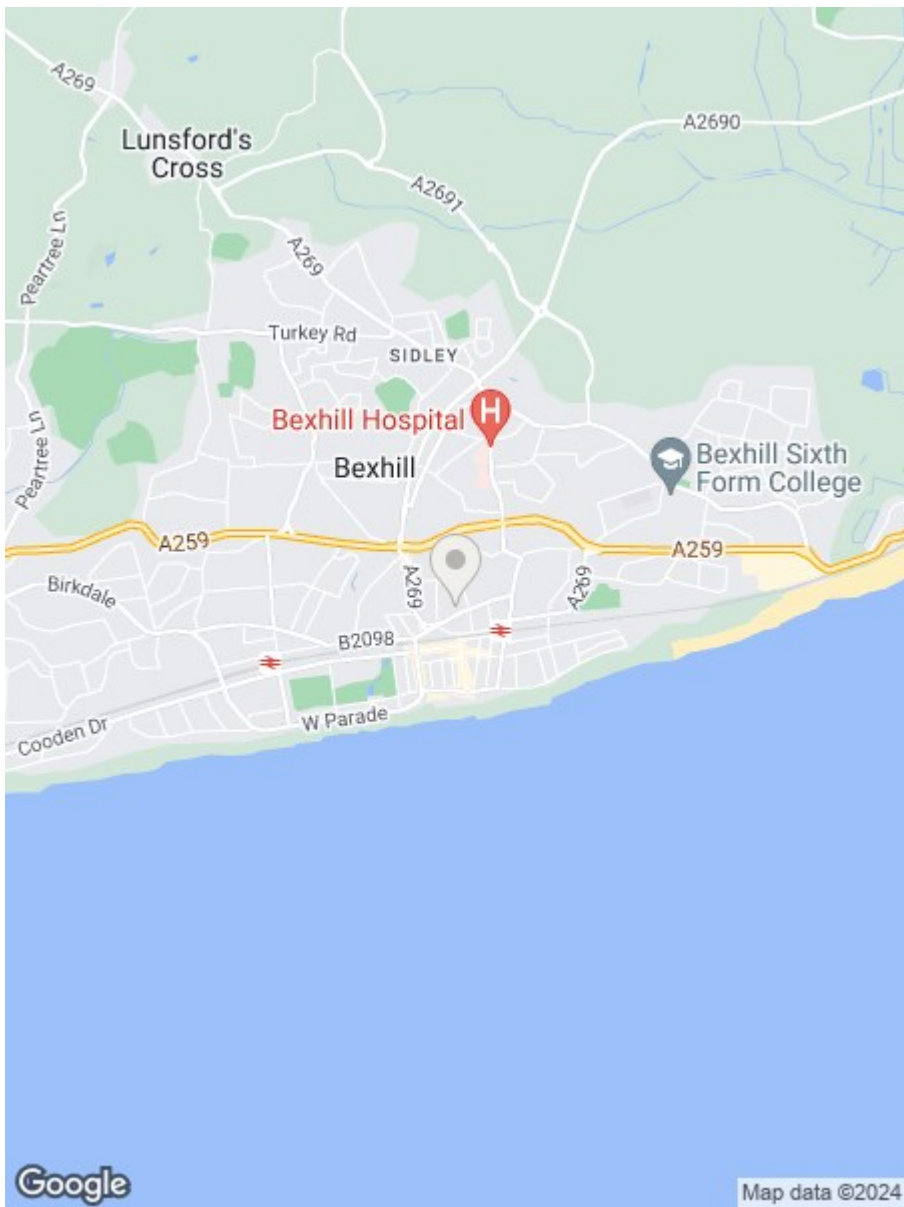
Share of freehold, approximately 972 years remaining on the lease. The service charge is approximately £150 per month.

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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(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		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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