

**RUSH  
WITT &  
WILSON**



**8 Whitworth House Buckhurst Road, Bexhill-On-Sea, East Sussex TN40 1UA  
£185,000 Share of Freehold**

**A stunning one bedroom ground floor purpose built flat, present to an exceptional standard by the current vendors, comes with share of freehold. The property has a modern kitchen and bathroom, overlooking a southerly elevation onto the beautifully kept communal gardens which are mainly laid to lawn. The property benefits from communal parking which is offered on a first come first serve basis, gas central heating, double glazed windows and doors. Viewings come highly recommended by Rush Witt & Wilson sole agents.**



**Communal Entrance Hallway**

Entry phone system.

**Private Entrance Hall**

Entrance door, entry phone system, covered radiator, built in storage cupboard, doors off to the following:

**Utility Cupboard**

Space and plumbing for washing machine, space for tumble dryer.

**Living Room**

13'6 x 14' (4.11m x 4.27m)

Window and door leading onto the rear communal gardens, double radiator.

**Kitchen**

12'6 x 6'4 (3.81m x 1.93m)

Window to the rear elevation, modern fitted kitchen comprising a range of base and wall units with laminate wood block effect worktop surfaces, one and a half bowl sink with side drainer and mixer tap, space and plumbing for dishwasher, gas hob with extractor canopy and light above, integral double oven and grill, tiled splashbacks, space for fridge/freezer, double radiator.

**Bedroom**

11'3 x 10'7 (3.43m x 3.23m)

Window to the front elevation, single radiator, built in wardrobe cupboards, overhead storage compartments.

**Bathroom**

Suite comprising double width shower with sliding door, chrome controls and chrome shower head, low level wc, pedestal wash hand basin, tiled walls, double radiator, obscure glass window to the rear elevation.

**Outside****Communal Gardens**

Beautifully kept and are mainly laid to lawn with mature shrubbery, plants trees of various kinds offering a beautiful aspect with a southerly elevation and is enclosed with fencing to all sides, two timber framed storage shed for communal use, additional communal storage space to the front of the building.

**Off Road Parking**

Communal parking which is offered on a first come first serve basis.

**Tenure****Lease & Service Charge**

We have been advised by the vendor that the property is Share of Freehold, there are 110 years remaining on the lease, the maintenance charge is approximately £1400 per annum.

Please be advised no sub-letting, animals or birds are allowed in the building.

**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.

Council Tax Band – A

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

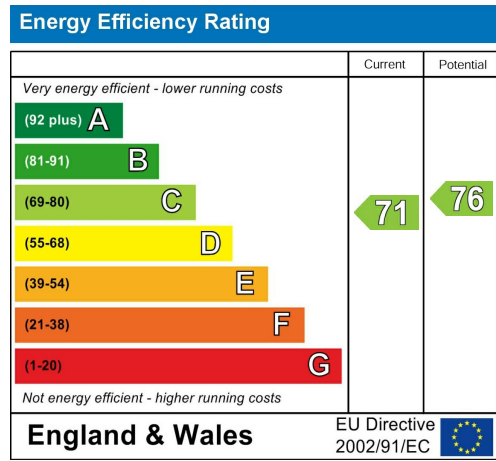
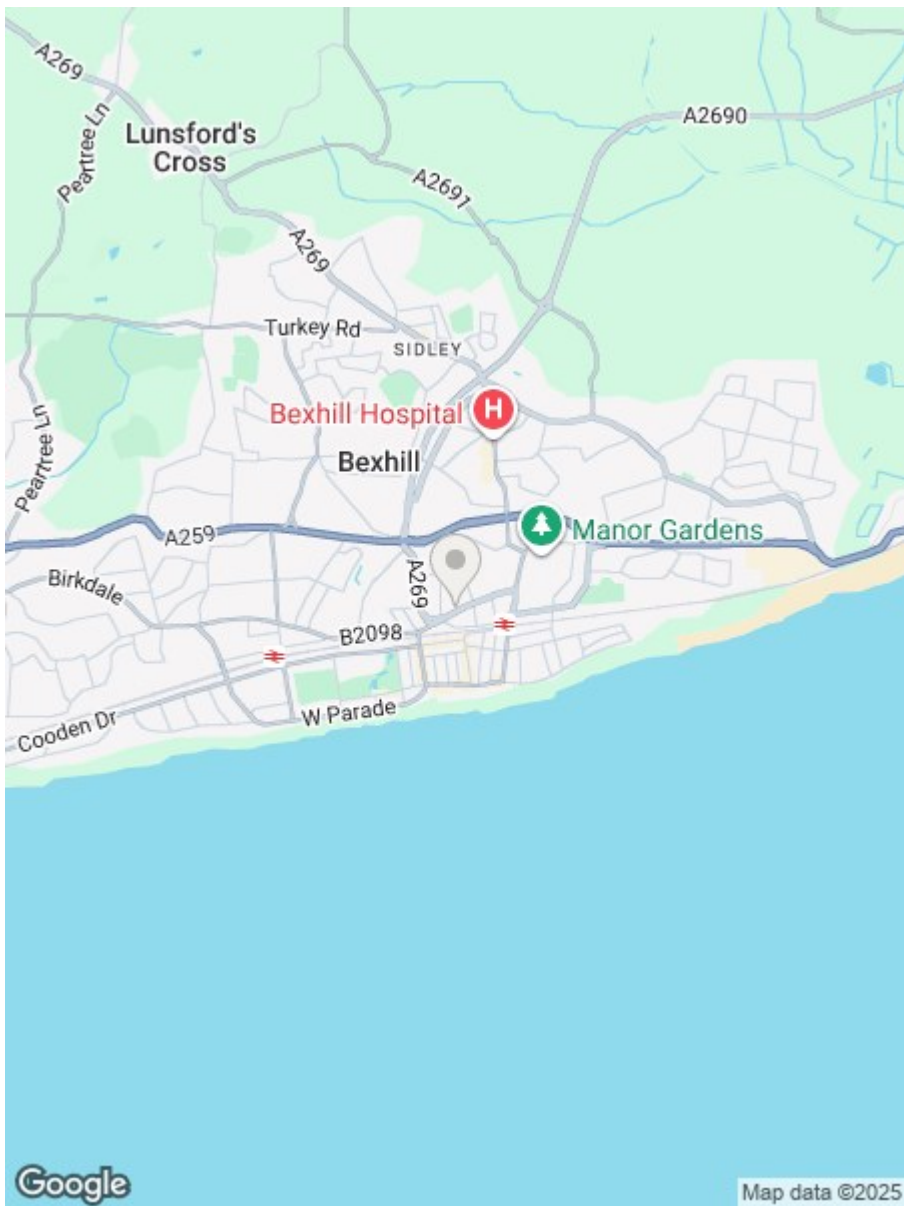


GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 494 sq.ft. (45.9 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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