

**RUSH  
WITT &  
WILSON**



**Cookham Dene 11-15 Buckhurst Road, Bexhill-On-Sea, TN40 1RU  
£275,000**

**A beautifully presented, bright and spacious two bedroom third floor purpose built flat with lift, two bathrooms, stunning views over Bexhill and toward the sea, southerly facing sun balcony, gas central heating system, double glazed windows and doors, garage, share of freehold, close to Bexhill Town Centre, VACANT POSSESSION**



**Communal Entrance**

With entry phone system

**Communal Entrance Hallway**

Stairs or lift to third floor

**Private Entrance Hall**

Entrance door, entry phone hand system, single radiator, built in airing cupboard, built in cloaks cupboard

**Living Room**

16'2" x 13'8" (4.94 x 4.17)

Window overlooks front elevation and patio doors overlook southerly elevation with distant sea views and views over Bexhill with glass sun balcony, double radiator, serving hatch through from kitchen

**Kitchen**

10'9" x 10'8" (3.30 x 3.26)

Window to front southerly elevation, modern fitted kitchen comprising a range of base and wall units with laminated straight edge work tops, one half bowl sink with mixer tap, plumbing for washing machine, integrated double oven with grill, electric hob with extractor canopy and light, space for fridge/freezer, tiled splashback

**Bedroom One**

10'4" x 12'0" (3.16 x 3.67)

Window to rear elevation, single radiator, built in wardrobe cupboards

**Shower Room**

Suit comprising walk in shower with sliding doors, wall mounted electric shower unit, shower controls and shower head, obscured glass window to rear elevation, W/C with low level flush, corner unit wash hand basin, half height wall tiling

**Bedroom Two**

11'7" x 10'7" (3.54 x 3.23)

Window to rear elevation, single radiator, built in wardrobe cupboards

**Bathroom**

Suite comprising panelled bath, W/C low level flush, peddle stall wash hand basin, half height wall tiling, single radiator

**Outside****Communal Gardens**

Mainly laid to lawn, beautiful flower beds, well stocked and maintained

**Garage**

En-bloc, metal up and over door

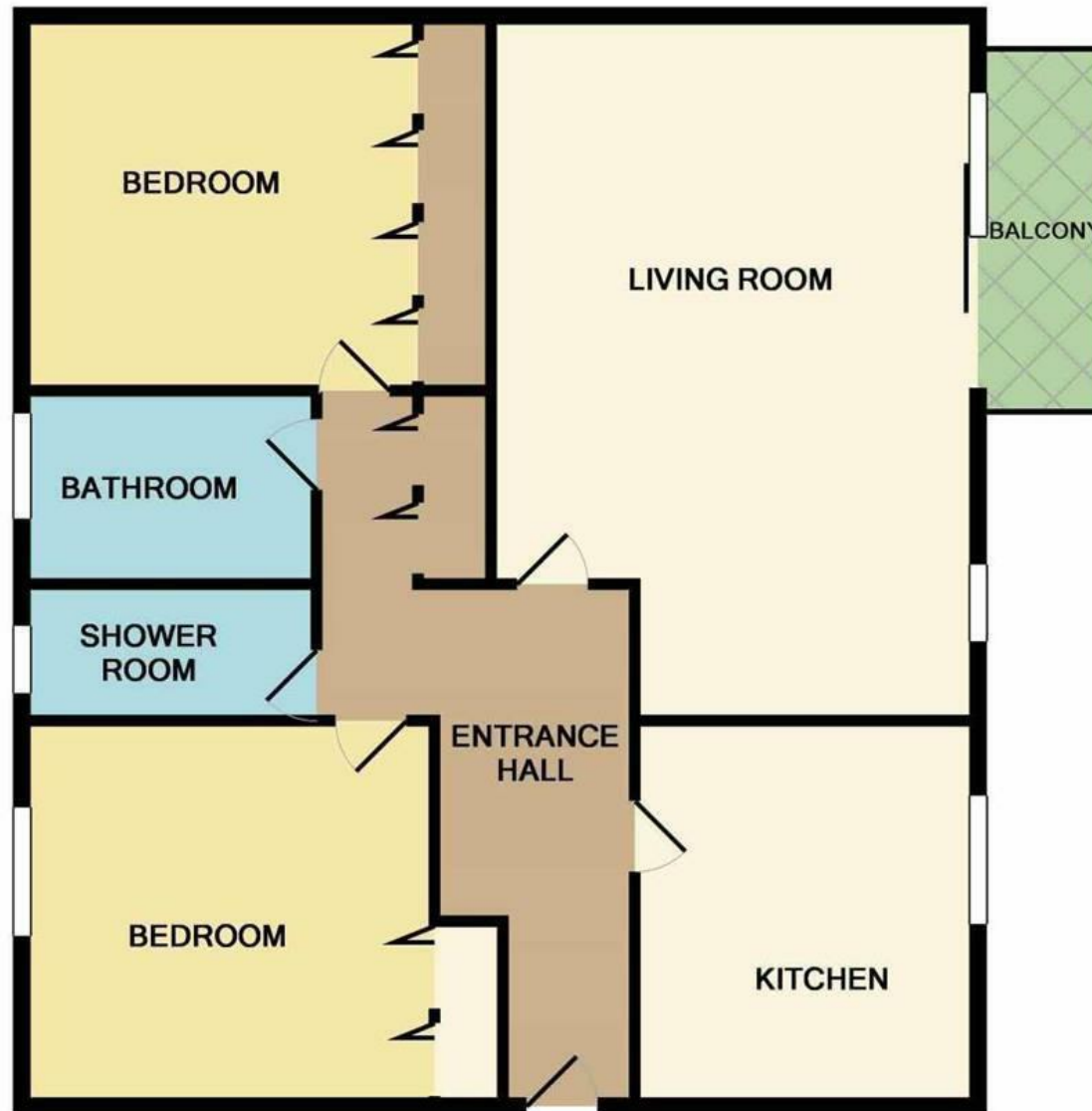
**Lease & Maintenance**

Share of freehold, remainder of 999 year lease from 1970, service charge approx. Service charge £1,900 pa approx.

**Agents Notes**

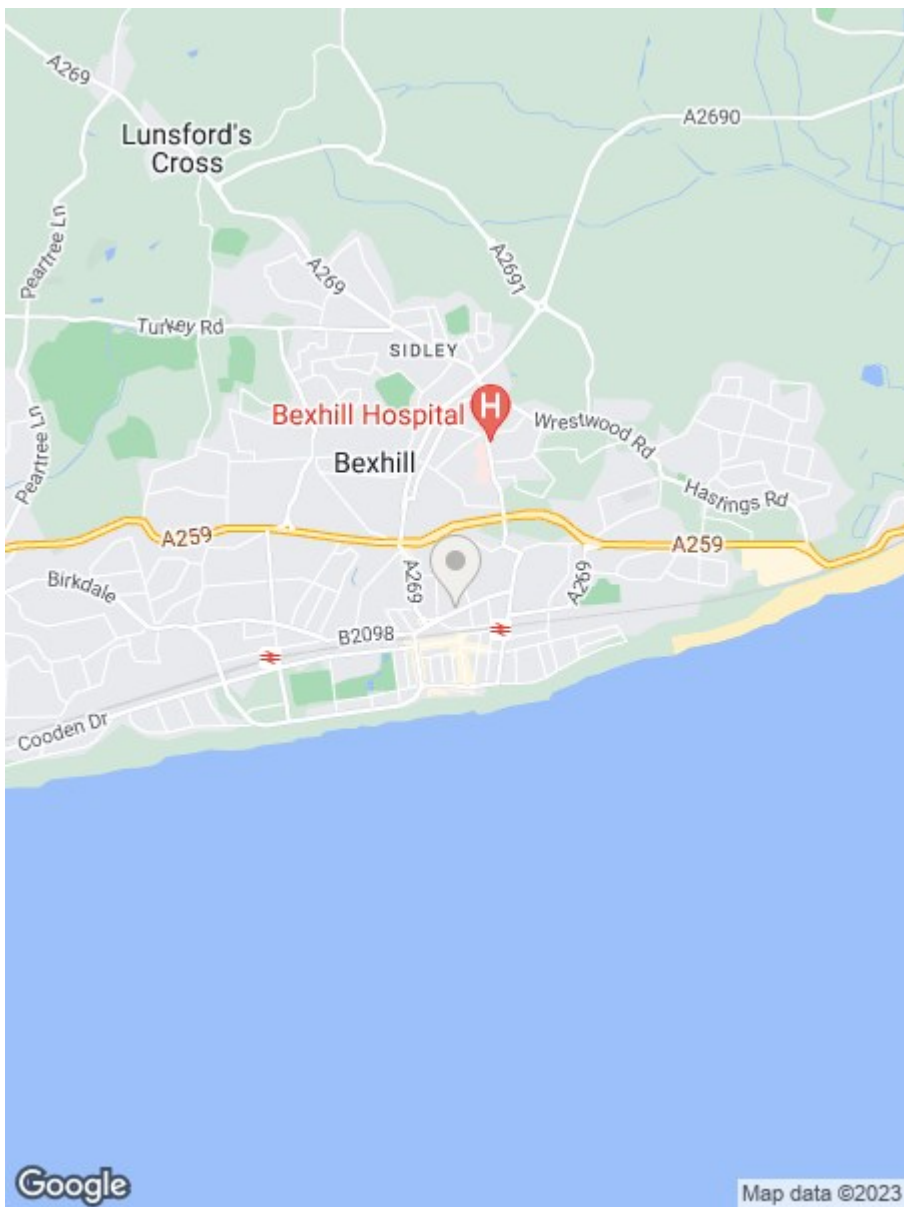
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 808 SQ.FT. (75.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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