

**RUSH
WITT &
WILSON**



**Maisonette, 4 Fairmount Road, Bexhill-On-Sea, East Sussex TN40 2HN
£219,000**

A very spacious and bright two bedroom maisonette with private entrance, cul-de-sac location, double glazed windows and doors, beautiful modern bathroom suite, hall floor and first floor cloakrooms, situated on first and second floor, gas central heating system, VACANT POSSESSION, leasehold with remainder of 999 year lease. Viewing comes highly recommended by RWW sole agents.



Private Entrance Lobby

With window to the side elevation and entrance door.

Entrance Hall

Double radiator, under-stairs storage cupboard, obscure glass window to the side elevation.

Cloakroom

WC with low level flush, wall mounted wash hand basin, obscure glass window to the side elevation.

Living Room

15'9 x 15'3 (4.80m x 4.65m)

Bay window to the front elevation, double radiator, laminate wood flooring, cast iron Victorian fireplace with tiled inserts and wood surround.

Bathroom

Modern suite comprising double ended freestanding bath with mixer tap, wc with low level flush, walk in shower cubicle with chrome controls and chrome showerhead, floating basin set on vanity unit, heated chrome towel rail, half height wall tiling, obscure glass window to the side elevation, window to the rear.

Kitchen

11'4 x 9'4 (3.45m x 2.84m)

Single radiator, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl composite sink unit with mixer tap, built in fridge and freezer, washing machine, gas cooker, brushed stainless steel splashback with extractor canopy and light, tiled splashbacks, built in storage cupboard.

First Floor Landing**Bedroom One**

14'5 x 12'5 (4.39m x 3.78m)

Window overlooks the front elevation.

Bedroom Two

10'9 x 9'8 (3.28m x 2.95m)

Window to the rear elevation, double radiator.

Cloakroom

WC with low level flush, pedestal wash hand basin, obscure glass window to the side elevation.

Leasehold Details

Remainder of 999 year lease, leasehold, maintenance approx. 2/3 share of works as and when needed

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



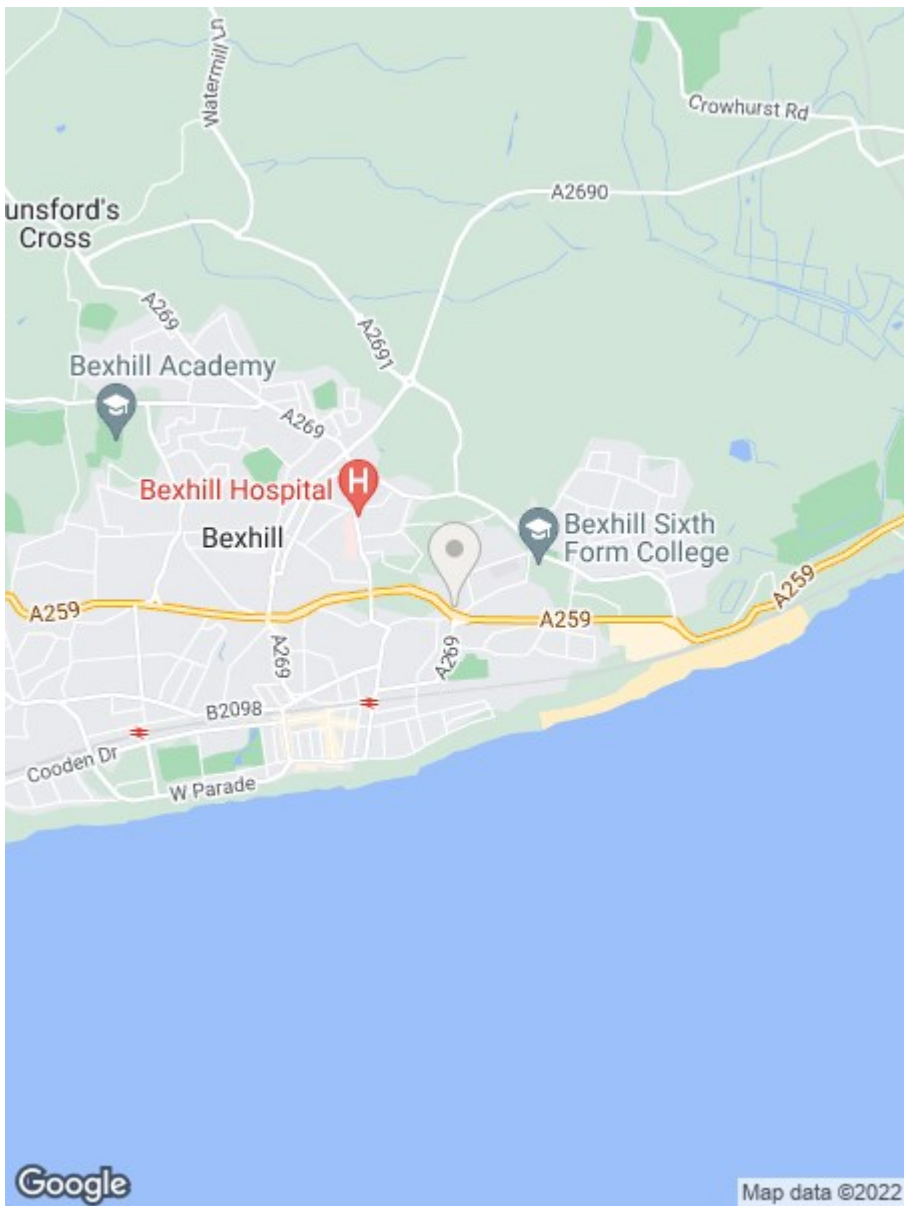
GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.

1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 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		
(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		
(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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