RUSH WITT & WILSON

243 London Road, Bexhill-On-Sea, East Sussex TN39 4AH
Guide Price £195,000

A beautifully presented two bedroom ground floor flat with gas central heating system, private rear garden, kitchen/breakfast room, SHARE OF FREEHOLD, cloakroom, viewing comes highly recommended by RWW sole agents. Council Tax Band A.

Entrance Hallway
With entrance door, covered radiator, built in storage cupboard.

Living Room
11'4 x 14'9 (3.45m x 4.50m)
Bay window overlooks the front elevation, double radiator, cast iron Victorian fireplace.

Kitchen/Breakfast Room
12'2 x 9'8 (3.71m x 2.95m)
Modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, window to the rear elevation, breakfast bar, plumbing for washing machine, space for cooker, double radiator, space for fridge/freezer.

Bedroom One
9'10 x 14'8 (3.00m x 4.47m)
Bay window to the front elevation, double radiator, built in wardrobe cupboards, overhead storage cupboards.

Bedroom Two
12'3 x 9'7 (3.73m x 2.92m)
Windows overlook the rear elevation, fitted bedroom furniture comprising shelving, display top, built in wardrobe cupboards, book cases and overhead storage cupboards, covered radiator.

Bathroom
Suite comprising panelled bath with hand/shower attachment, shower screen and fixing, wc with low level flush, pedestal wash hand basin, chrome heating towel rail, window to the rear elevation, shelving.

Separate WC
With low level wc, obscured glass window to the rear elevation.

Outside

Rear Garden
Private rear garden, enclosed by fencing, two trees, gate, a blank canvas for anyone who would like design there own dream garden.

Lease And Maintenance
Share of Freehold, there will be a brand new lease on the property, 1/3 maintenance 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
777 sq.ft. (72.2 sq.m.) approx.

TOTAL FLOOR AREA : 777 sq.ft. (72.2 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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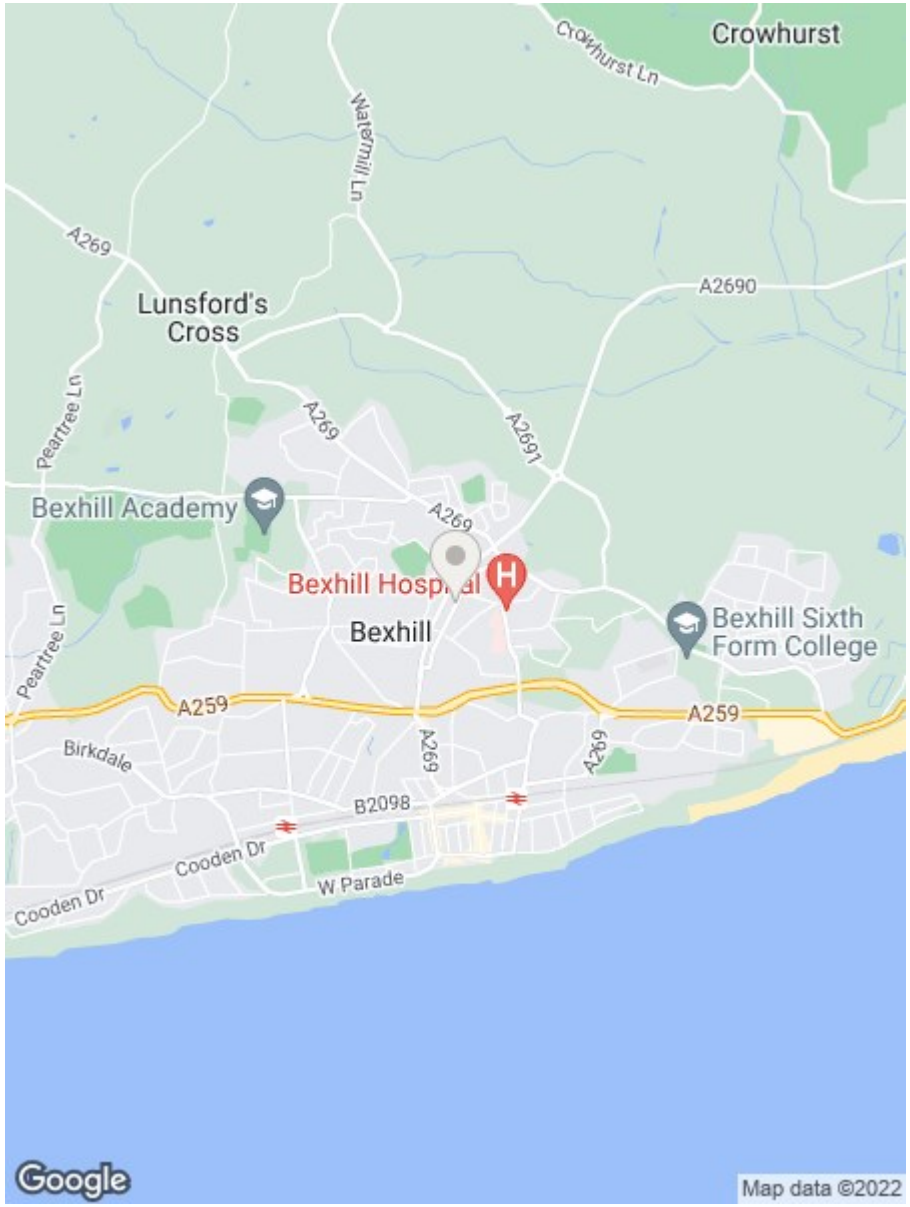

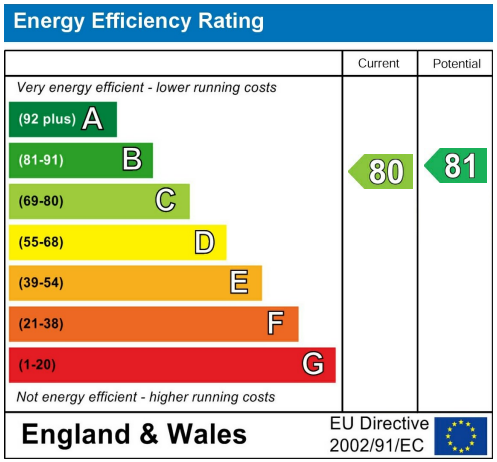

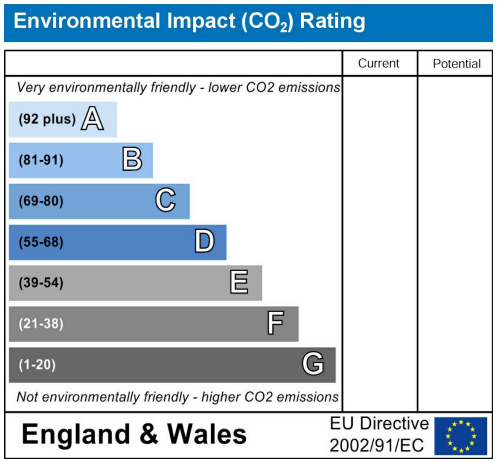

RUSH WITT & WILSON

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