

**RUSH
WITT &
WILSON**



**24B Sea Road, Bexhill-On-Sea, East Sussex TN40 1ED
£120,000**

A spacious and well presented second floor one bedroom flat ideally located in the heart of Bexhill town centre with direct and easy access to local amenities, mainline rail station and seafront. Benefiting from it's own private entrance the property comprises, large lounge/diner, one double bedroom, fitted kitchen and modern fitted shower room. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Offered with NO ONWARD CHAIN, viewing comes highly recommended by Rush, Witt and Wilson Bexhill to appreciate this spacious property in this highly convenient location.



External Staircase

Covered external staircase leading to private entrance door. Private entrance with obscured glass panelled double glazed door giving access to entrance hall.

approximate and should not be relied upon for any other purpose

Entrance Hall

Stairs leading up to second floor.

Shower Room

Accesses from the half landing, with obscured double glazed window to side elevation, heated chrome towel rail, white suite comprising vanity unit with wash hand basin, mixer tap and storage cupboard beneath, low level wc, large walk in shower cubicle with wall mounted shower controls and shower attachment, part tiled walls, tiled floor, ceiling mounted spotlights and extractor fan.

First Floor Landing

Radiator and access to loft space.

Lounge/Diner

14'7" x 12'4" (4.45 x 3.78)

Double glazed window to front elevation, radiator.

Kitchen

12'0" x 7'8" (3.68 x 2.36)

Double glazed window to the side elevation, radiator, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, integrated electric oven, worktop mounted gas hob with fitted stainless steel extractor hood above and stainless steel splashback, cupboard housing gas central heating boiler, plumbing space for washing machine, space for free standing fridge/freezer, stainless steel single sink with drainer and mixer tap, part tiled walls.

Bedroom

12'4" x 10'4" (3.78 x 3.17)

Double glazed window to rear elevation, radiator.

Maintenance And Lease

Approximately 119 years remaining on the lease. Maintenance approximately £700 p/a.

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





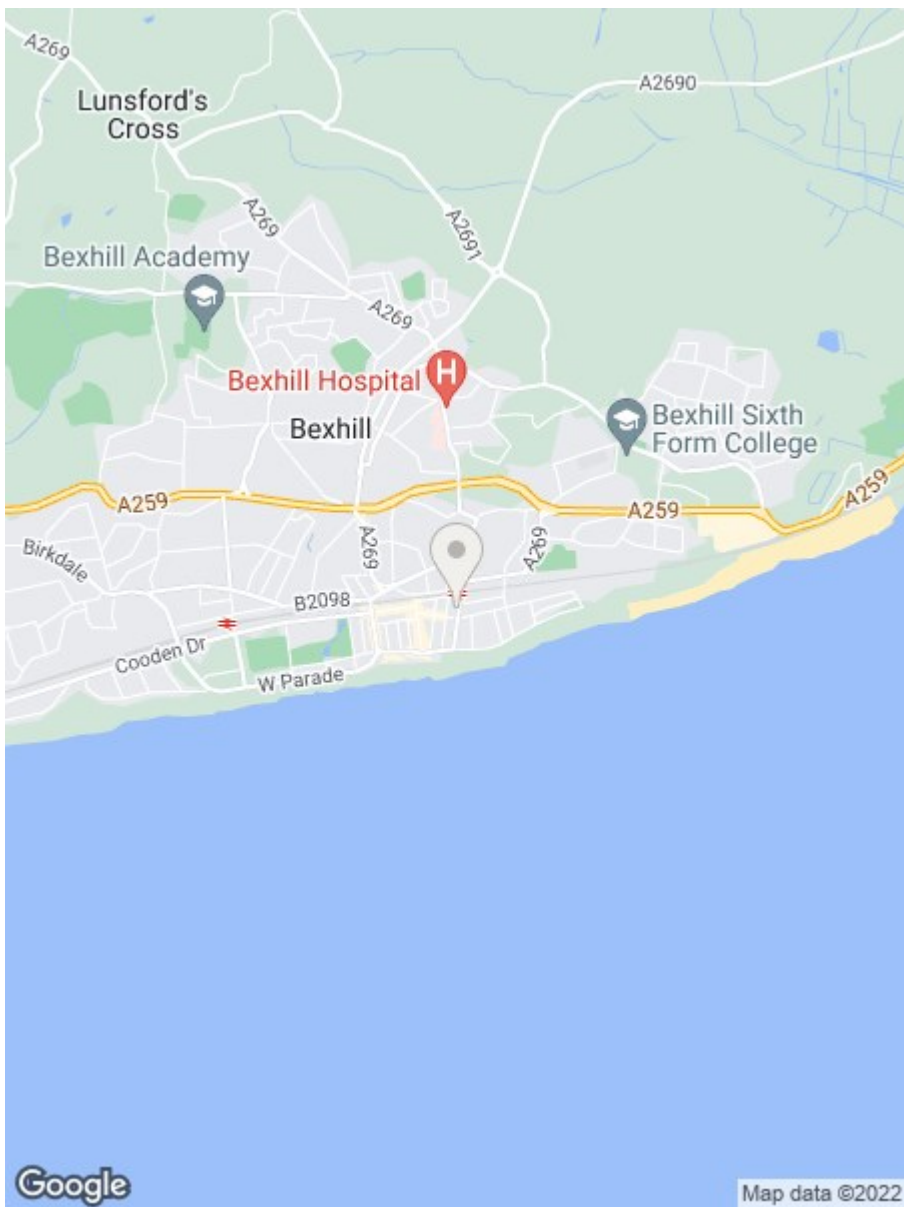
1ST FLOOR
 APPROX. FLOOR
 AREA 507 SQ.FT.
 (47.1 SQ.M.)

ENTRANCE FLOOR
 APPROX. FLOOR
 AREA 48 SQ.FT.
 (4.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 555 SQ.FT. (51.5 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, 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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