

**RUSH
WITT &
WILSON**



**49c Manor Road, Bexhill-On-Sea, East Sussex TN40 1SN
£215,000 Share of Freehold**

Beautifully presented large two bedroom first floor apartment situated within very close walking distance to Bexhill town centre with its wide range of amenities, Bexhill train station, which offers direct links to London, Victoria and Ashford International and Bexhill seafront. Offering bright and spacious accommodation throughout the property comprises large bay fronted living room, modern fitted kitchen, two double bedrooms, modern shower room suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts a use of the communal gardens. Viewing comes highly recommended by Rush Witt & Wilson, sole agents.



Communal Entrance Hallway

Stairs leading to the first floor.

Private Entrance Hallway

Entrance door, entry-phone system, radiator.

Living Room

22'6 x 16'4 (6.86m x 4.98m)

Double glazed bay window to the front elevation with stunning distant sea views, two double radiators, stunning feature fireplace.

Kitchen

10'4 x 7'8 (3.15m x 2.34m)

Modern fitted kitchen with a range of matching wall and base units, straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven with four ring gas hob and extractor canopy above, integrated fridge and freezer, integrated washing machine and integrated dishwasher, tiled splashbacks, radiator, dual aspect with windows to the side and rear elevations with stunning distant sea views.

Bedroom One

17'6 x 13'1 (5.33m x 3.99m)

Double glazed windows to the rear elevation overlooking the communal gardens, feature fireplace, double radiator, fitted wardrobes with additional overbed storage space.

Bedroom Two

11'1 x 8' (3.38m x 2.44m)

Double glazed windows to the rear elevation overlooking the rear gardens, radiator.

Shower Room

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, chrome heated towel rail and walk-in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and additional rain effect showerhead.

Outside

Communal Gardens

Mainly laid to lawn and well maintained patio area suitable for alfresco dining and access down the side. Private timber shed.

Tenure

We have been advised by the sellers that the flat comes with Share of Freehold with the Lease term being 999 years from 2017, and the maintenance is £150 per month, which covers the buildings insurance and accountants fee.

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.

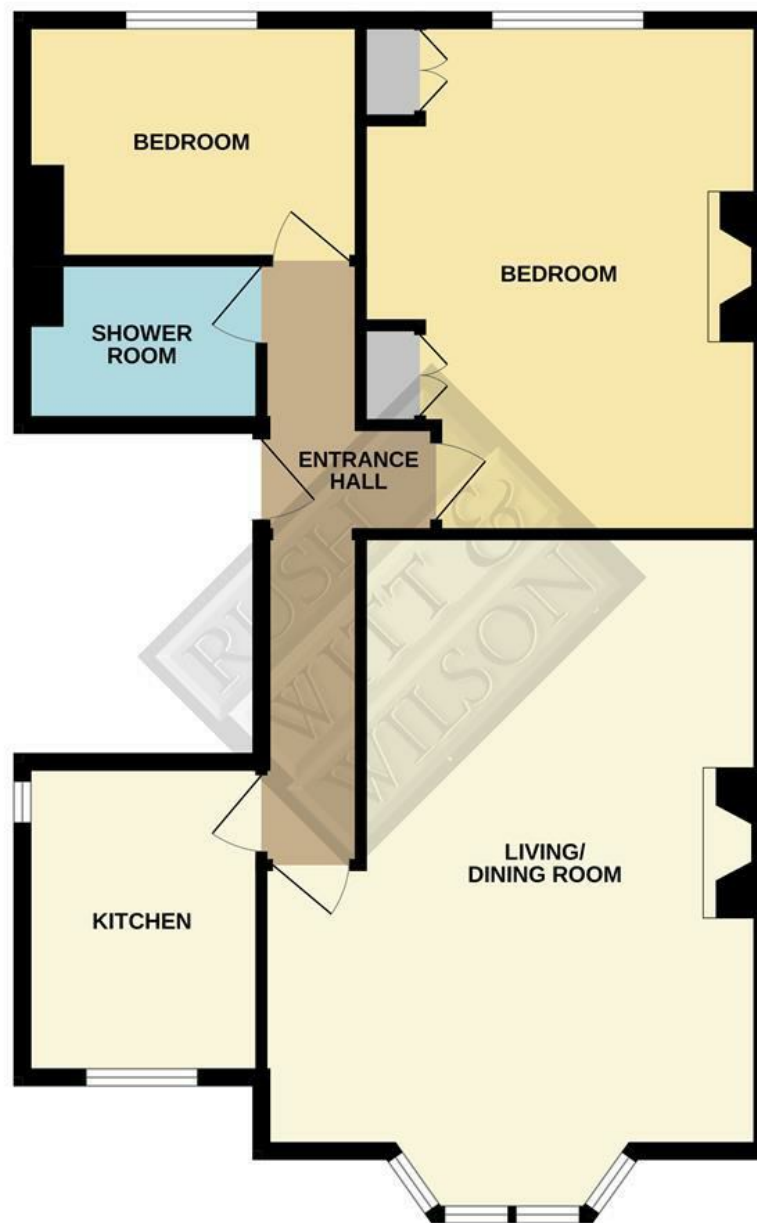
Council Tax Band – B

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.



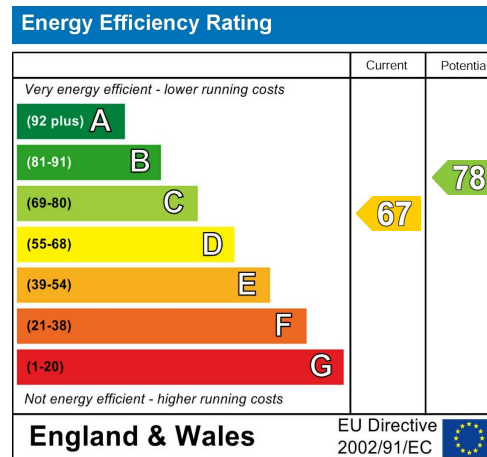
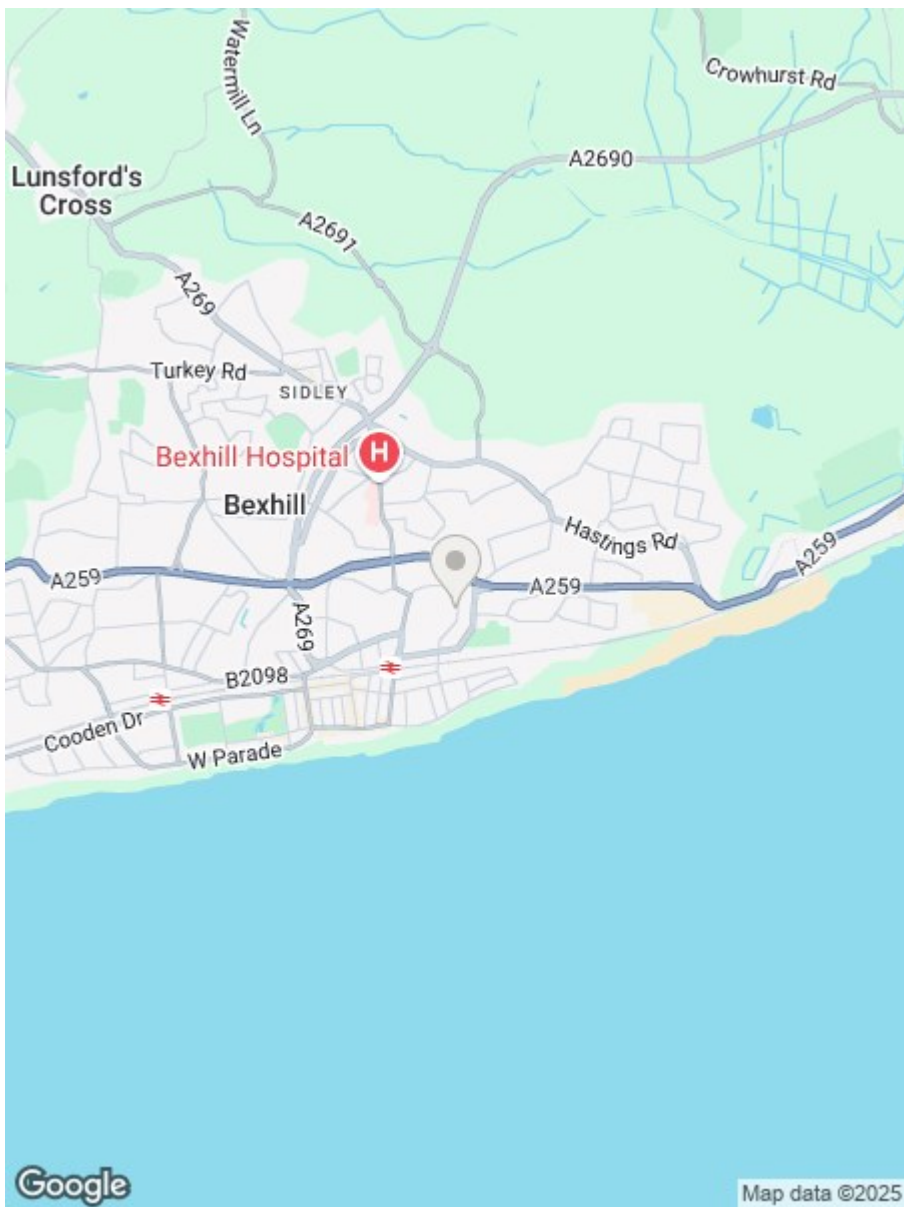
1ST FLOOR
783 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.7 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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