

**RUSH  
WITT &  
WILSON**



**1 Glyne Ascent, Bexhill-On-Sea, East Sussex TN40 2NX  
£220,000**

**A stunning two bedroom ground floor purpose built flat with garage, one of just two in the block, private front & westerly facing rear garden, private entrance, gas central heating system, double glazed windows & doors, modern kitchen and jack & Jill bathroom, living room, dining room, private entrance hall, presented to an excellent standard by the current vendors, viewing comes highly recommended by RWW sole agents.**



**Entrance Hall**

Entrance door, window to side elevation, single radiator.

**Cloakroom****Living Room**

16'9 x 12'2 (5.11m x 3.71m)

**Dining Room**

11'3 x 7'10 (3.43m x 2.39m)

**Kitchen**

11'3 x 10'6 (3.43m x 3.20m)

**Bedroom One**

13'9 x 8'2 (4.19m x 2.49m)

**Bedroom Two**

10'9 x 7'10 (3.28m x 2.39m)

**Jack & Jill Bathroom****Outside****Front Garden****Rear Garden****Garage****Lease and Maintenance Details**

Approx. 139 years remaining on lease, 1/2 share maintenance charges as and when required.

**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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**Residential Estate Agents  
Lettings & Property Management**



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