

RUSH  
WITT &  
WILSON



Flat 4, 18A St. Leonards Road, Bexhill-On-Sea, East Sussex TN40 1HN  
£132,000

**A beautifully presented second floor one bedroom flat, conveniently situated in Bexhill Town Centre with its excellent range of shopping facilities and services, mainline railway station to London, 119 years leasehold, double glazed box-sash windows, spacious lounge/ dining room set into a beautiful heptagonal style Victorian bay windows, original fireplace, electric heating, modern kitchen and shower room, viewing comes highly recommended by RWW sole agents.**



**Communal Entrance Hallway****Private Entrance Hallway****Living Room/ Dining Room**

19'3 x 13'6 (5.87m x 4.11m)

**Kitchen**

11'1 x 10'3 (3.38m x 3.12m)

**Bedroom One**

16'2 x 14'9 (4.93m x 4.50m)

**Shower Room****Lease Details**

119 Years remaining on Leasehold, £200 per month service charge.

**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.







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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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**Residential Estate Agents  
Lettings & Property Management**



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