

RUSH
WITT &
WILSON



Flat 9 Rayford Court Buckhurst Road, Bexhill-On-Sea, East Sussex TN40 1QE
£285,000

A stunning second floor two bedroom purpose built flat with beautiful commanding sea views and across Bexhill town. The accommodation provides an open plan fitted kitchen with breakfast bar and living area opening onto a south facing sun balcony, modern bathroom with w/c and additional separate cloakroom. Other benefits include gas fired central heating system, double glazed windows and doors, communal gardens and a garage en-bloc. . The property is presented to an exceptional standard by the current vendors. Outside the property can be found communal gardens and comes with share of freehold and no chain. Viewing comes highly recommended by Rush Witt & Wilson, sole agents.



Communal Entrance Hallway

With entry-phone system, stairs or lift to the second floor.

Private Entrance Hall

Entrance door, double radiator, built-in storage cupboard, built-in airing cupboard with single radiator.

Cloakroom/WC

Wc with low level flush, wall mounted wash hand basin, half height wall tiling.

Open Plan Kitchen/Living Room

24'3 x 14'2 (7.39m x 4.32m)

This makes the most of the stunning sea views with two windows overlooking the westerly elevation with far reaching views towards the South Downs at Eastbourne. Patio doors lead out and overlook the stunning southerly elevation with panoramic sea views and pleasant views across Bexhill, and two double radiators in the living room area. The kitchen has been beautifully refitted and is modern with marble effect worktops, induction hob with extractor canopy and light, composite sink unit with side drainer and mixer tap, integrated dishwasher, integrated washer/dryer, integrated fridge/freezer, integrated microwave oven with oven and grill beneath with is matching, LED lighting, wood effect flooring, gas central heating and domestic hot water boiler which is housed in a cupboard.

Bedroom One

10'7 x 10' (3.23m x 3.05m)

Window overlooks the southerly elevation with stunning sea views, double radiator, built-in wardrobe cupboards.

Bedroom Two

11'5 x 8' (3.48m x 2.44m)

Double radiator, window overlooks the southerly elevation with stunning views, fitted wardrobe cupboard.

Bathroom

Suite comprising heated towel rail, inset wash hand basin with vanity unit and drawers beneath, mirror and light, wc with low level flush, walk-in shower cubicle with sliding door and chrome controls, chrome shower head, tiled walls.

Outside**Communal Gardens****Garage En-Bloc**

Number six.

Lease & Maintenance

Share of Freehold. 963 years remaining on the lease.

Maintenance charge of £2,000 per annum.

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.

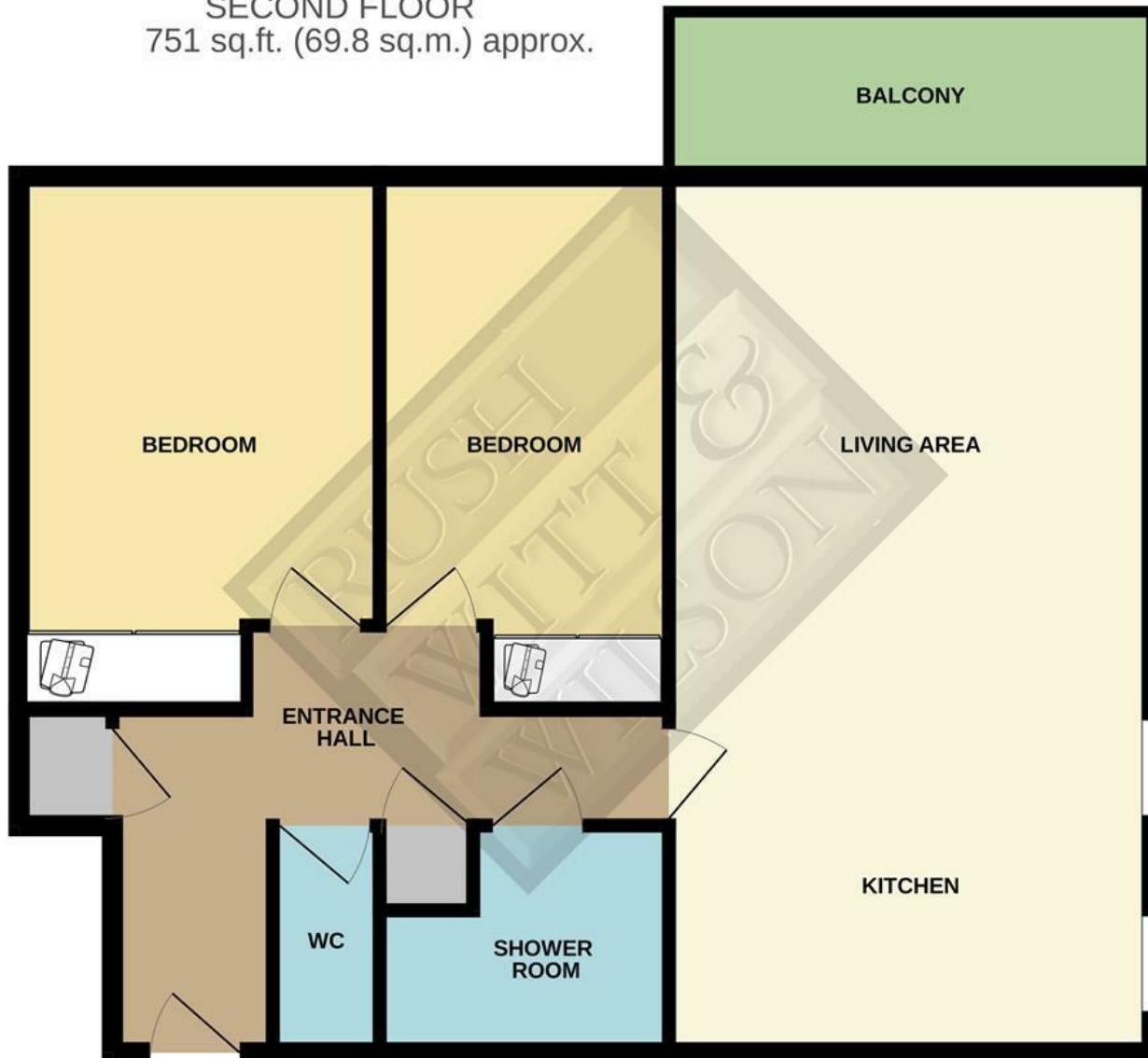
Council Tax Band – D

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.

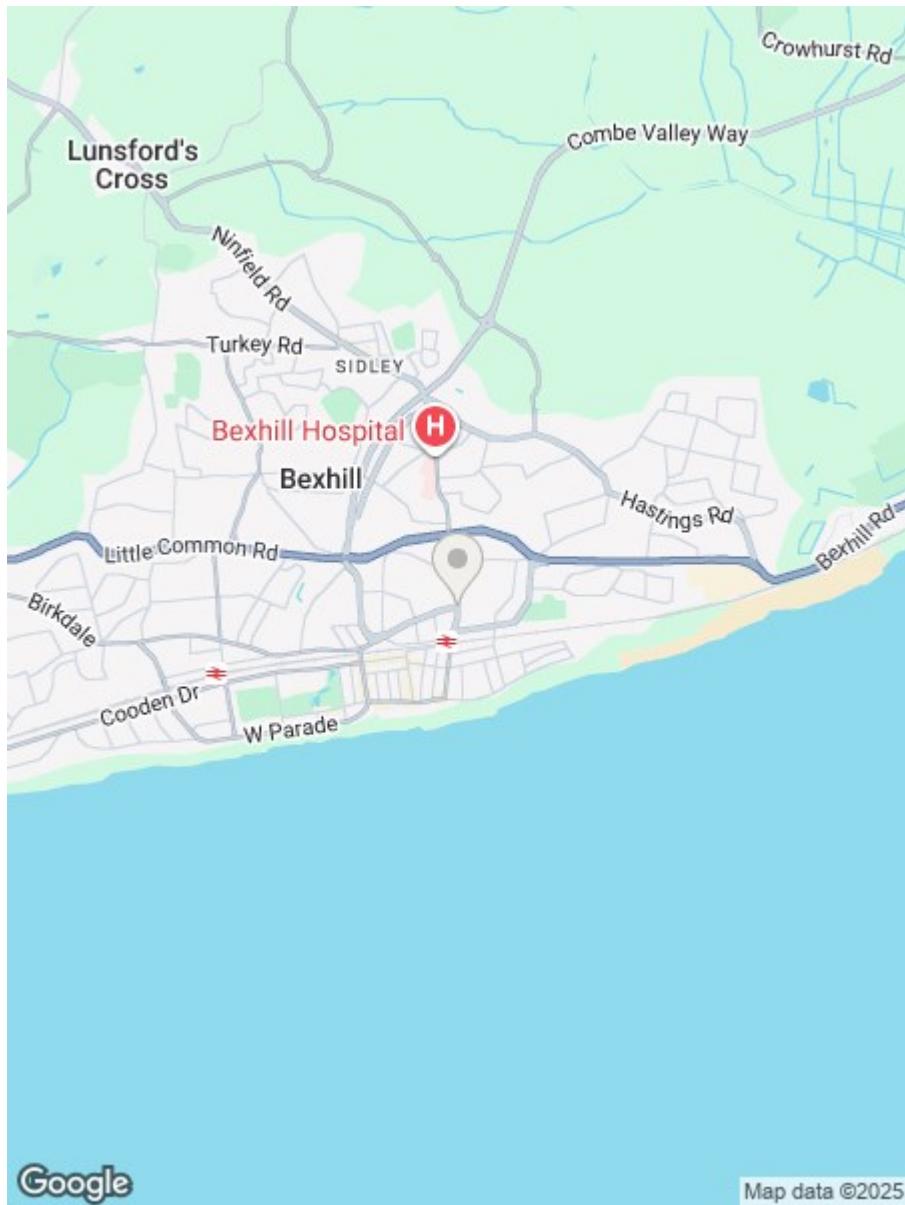


SECOND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	78	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC