

**RUSH
WITT &
WILSON**



23 Jasmine Way, Bexhill-On-Sea, East Sussex TN39 3GJ
£279,000

A very special, one bedroom, purpose built flat, presented to an exceptional standard by the current vendor, situated in an exclusive gated development, stunning kitchen with granite worktops, beautiful bathroom, living room with sun balcony, gas central heating system, double glazed windows and doors, off road parking. Viewing comes highly recommended by RWW sole agents. Council Tax Band C.



Communal Entrance Hallway

With stairs and lift to first floor.

Private Entrance Hall

Entrance door, single radiator, entry phone system, built in storage cupboard, boiler/ airing cupboard.

Lounge/Dining Room

20'11" x 12'4" (6.39 x 3.76)

Window to the front elevation, French doors lead out to sun balcony, two double radiators.

Kitchen/Breakfast Room

12'9" x 10'4" (3.91 x 3.16)

Window to the front elevation, stunning kitchen comprising a range of matching wall and base level units with granite worktops and splashbacks, integrated dishwasher, single sink with mixer tap, breakfast bar area, induction hob with extractor canopy and light, built in AEG oven and grill, built-in microwave oven above, built in fridge and freezer, integrated washing machine, tiled floor, double radiator.

Bedroom

12'3" x 11'4" (3.75 x 3.46)

Window to the side elevation, double radiator.

Walk in Dressing Room

With single radiator, wardrobe cupboards.

Bathroom

Modern suite comprising wc with low level flush, pedestal mounted wash hand basin, chrome heated towel rail, tiled walls and floor, panelled bath with shower screen and hand/shower attachment, electric shaver point with mirror.

Outside**Communal Gardens**

Well kept communal gardens, mainly laid to lawn with shrubbery, plants and trees of various kinds.

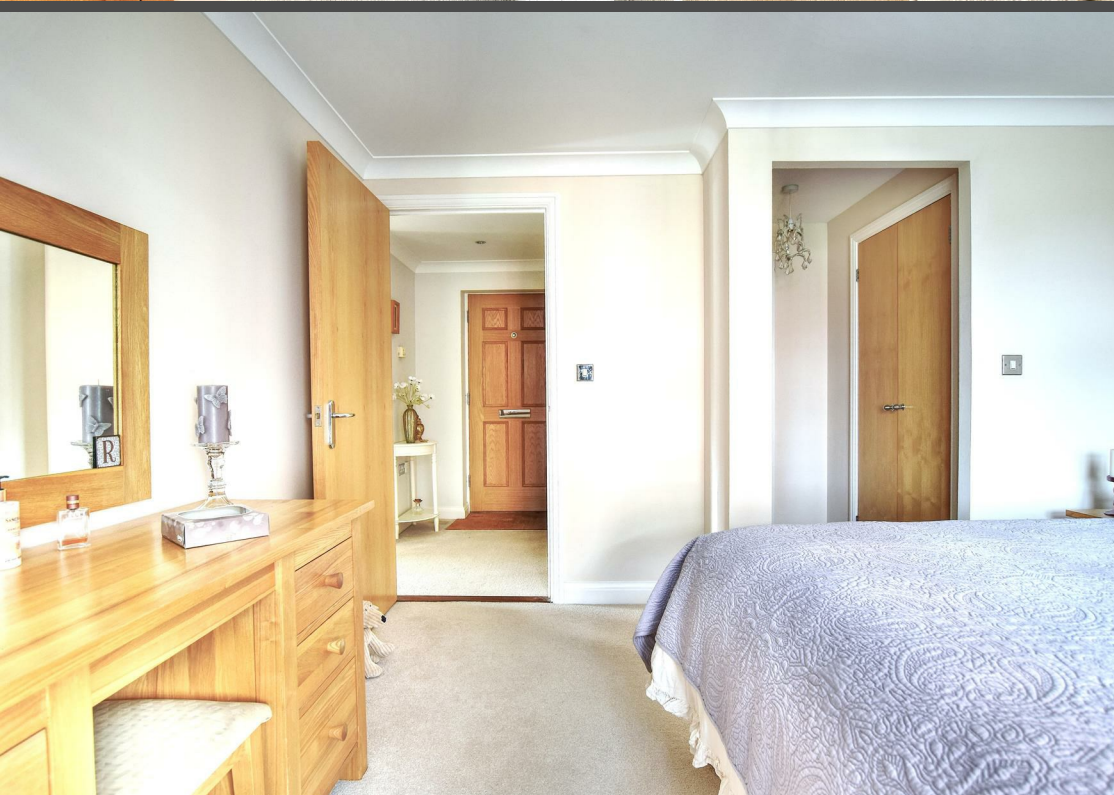
Allocated Parking**Lease and Maintenance**

Approximately 103 years remaining on the lease. Maintenance ground rent £180 pa, service charge £1200 pa

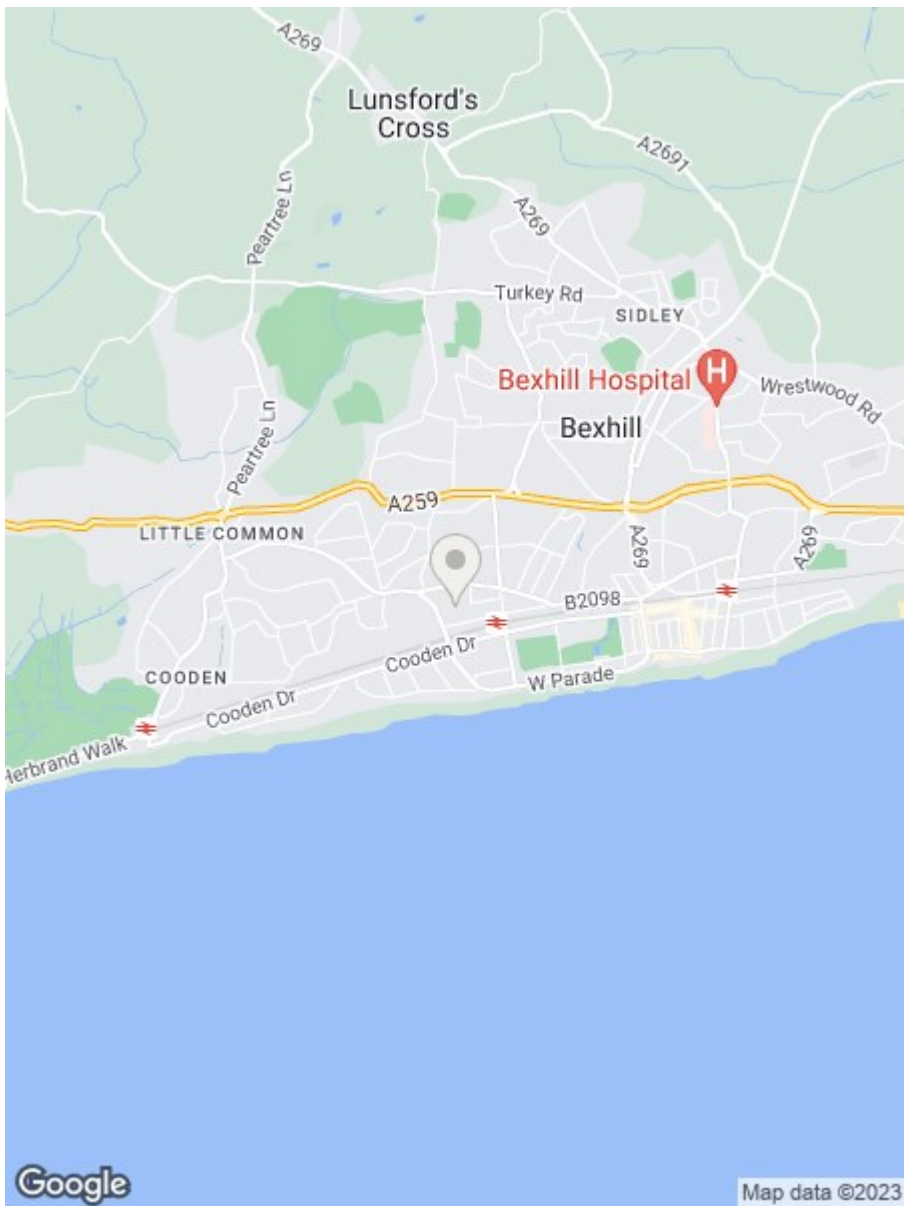
Agents Note

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) 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	

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**