

**RUSH  
WITT &  
WILSON**



**Flat 3, 4 Dorset Road South, Bexhill-On-Sea, East Sussex TN40 1NH**  
**Guide Price £350,000**

**A unique opportunity to own a truly beautiful, close-seafront property with outstanding sea views, two bedroom ground floor flat, bathroom, private gardens with sea views, open and airy, sitting room with bay fronted window, host of period features, double glazed windows and doors, kitchen/ breakfast room, gas central heating system, SHARE OF FREEHOLD. Viewings comes highly recommended by RWW sole agents. Council Tax Band A.**



### **Communal Entrance Foyer**

With entrance door, wood panelling, original Victorian mosaic flooring, meters cupboard, entrance doors to the two flats that occupy the main building.

### **Ground Floor Flat**

#### **Living Room**

22'2" x 16'5" (6.76m x 5.00m)

Elegant bay window to the front elevation, wood flooring, two double radiators.

#### **Inner Hallway**

Obscured glass window to the side elevation, shelving, double radiator, washed grey Karndean flooring, under stairs storage cupboard.

#### **Kitchen/Breakfast Room**

14' x 14'3" (4.27m x 4.34m)

Window to the side elevation, French doors lead out onto the rear garden, vertical radiator, contemporary kitchen comprising a range of handleless, high gloss, white base and wall units with laminate straight edge worktops, tiled splashbacks, one and half bowl sink unit with mixer tap, integrated dishwasher, space for fridge/freezer, integrated washing machine, vertical radiator, wood flooring, area for table and chairs, Neff oven and grill with gas hob, matching extractor canopy with light.

#### **Utility Room**

14'5" x 5'8" (4.39m x 1.73m)

Overlooking the southerly elevation with windows to both the side and rear elevations, wall mounted vertical radiator, wood flooring, space for tumble dryer.

#### **Bedroom One**

20'8" x 7'3" (6.30m x 2.21m)

Window to side elevation, double radiator, wood flooring, built in double depth wardrobe cupboards.

#### **Bedroom Two**

15'9" x 8'7" (4.80m x 2.62m)

Window and door to the side elevation, double radiator, wood flooring, shelving, fitted wardrobe cupboards.

#### **Bathroom**

Contemporary suite comprising wc with low level flush, wall mounted quartz sink unit with mixer tap, tiled splashbacks,

vanity unit beneath, panelled bath with shower screen, hand/shower attachment with fixing, obscured glass window to the side elevation.

### **Outside**

#### **Front & Side Gardens**

Mainly laid to lawn with beautifully plated flower and shrub beds, well stocked, uninterrupted views adjacent to the sea, two front gates, bin store area, pathways lead to both front and side entrances, continuing to the side with additional patio areas, all enclosed with retaining walls giving a beautiful south westerly aspect.

#### **Private Rear Garden**

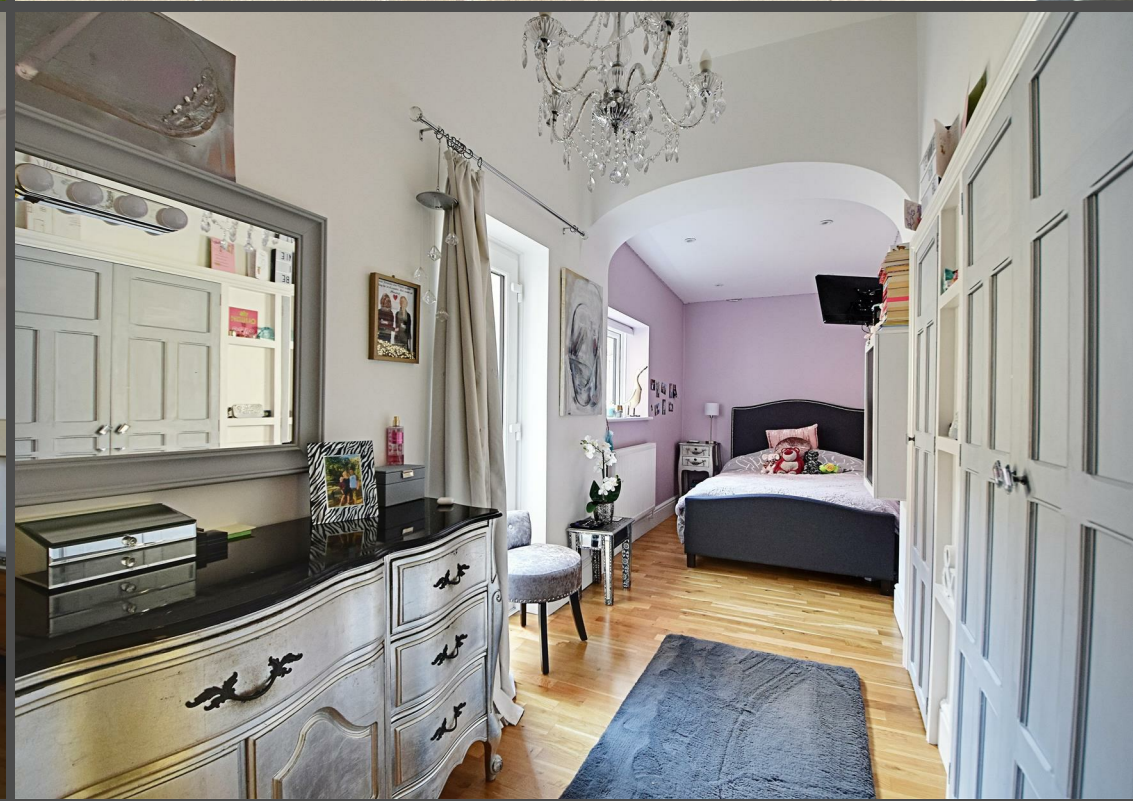
Beautiful designed with lawned area which is south facing and sweeps to the side of the property, large timber framed shed, patio area for alfresco dining, mature shrubberies and plants of various kinds, retaining wall to the other side with side access, outside water tap.

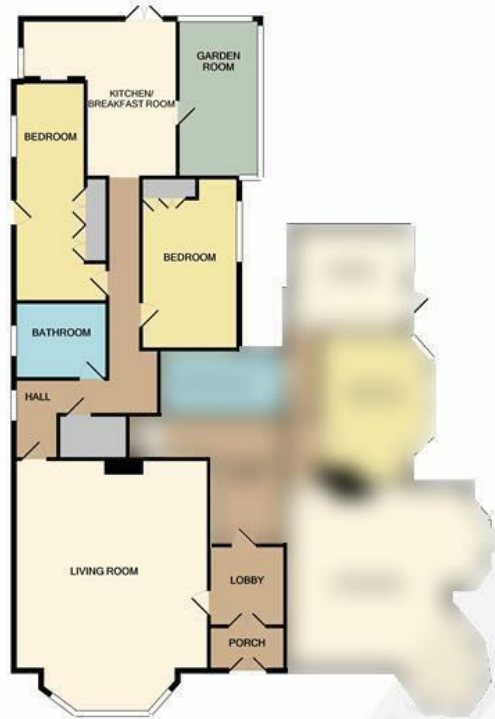
#### **Lease And Maintenance**

New Lease Will Be Issued. Share Of Free Hold, Maintenance 25% Share As And When Needed.

#### **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.

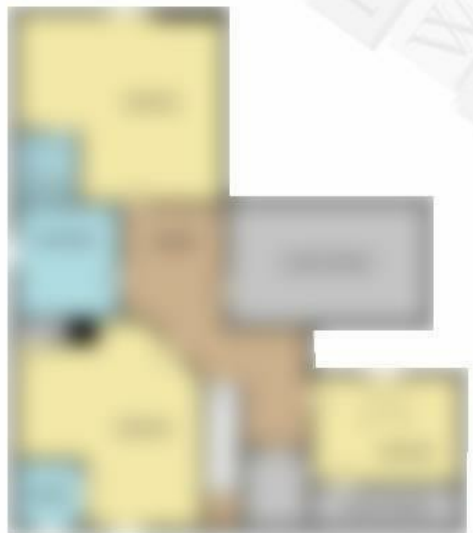




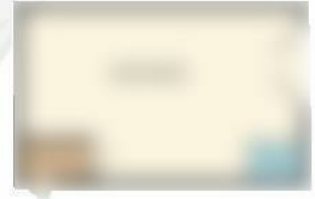
GROUND FLOOR  
APPROX. FLOOR  
AREA 1704 SQ.FT.  
(158.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1473 SQ.FT.  
(136.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 1253 SQ.FT.  
(116.4 SQ.M.)



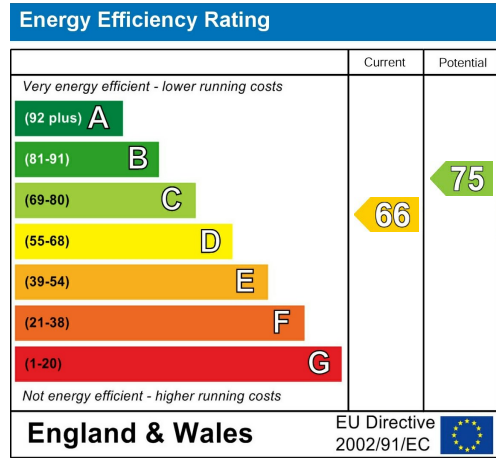
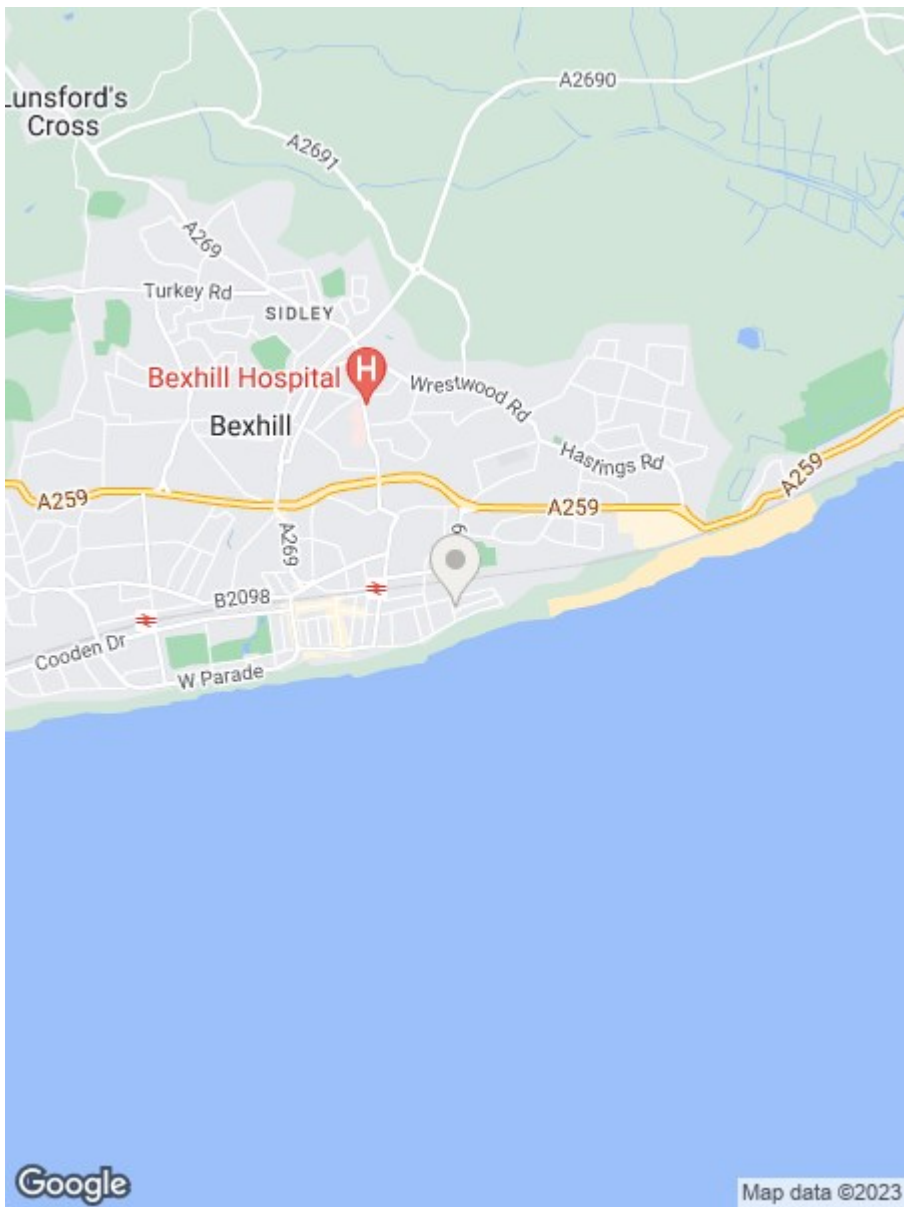
COACH HOUSE (GROUND)  
APPROX. FLOOR  
AREA 366 SQ.FT.  
(34.0 SQ.M.)



COACH HOUSE 1ST  
APPROX. FLOOR  
AREA 283 SQ.FT.  
(26.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 5080 SQ.FT. (471.9 SQ.M.)

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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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