

**RUSH
WITT &
WILSON**



**Flat 2, 12 Albert Road, Bexhill-On-Sea, East Sussex TN40 1DG
£179,500**

*** Investment Buy To Let opportunity with tenant in situ, current rental £710 PCM * A well presented and spacious two bedroom first floor flat with living/dining room and kitchen/breakfast room, bathroom, westerly facing sun terrace, gas central heating system, double glazed windows & doors. The property is situated in Bexhill Town Centre with its excellent range of shopping facilities, services and mainline railway station to London.**



Communal Entrance Hallway

Then to the first floor

Private Entrance Hallway

With entrance door.

Living/Dining Room

16'7 x 13'5 (5.05m x 4.09m)

Bay window to the front elevation, double radiator.

Kitchen/Breakfast Room

12'1 x 11'2 (3.68m x 3.40m)

Window to the rear elevation. Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, double drainer stainless steel sink unit with mixer tap, plumbing for washing machine, space for cooker, built-in larder cupboard, single radiator, breakfast bar with shelving, space for fridge/freezer, wall mounted gas central heating and domestic hot water boiler, tiled splashback.

Bedroom One

12'4 x 10'4 (3.76m x 3.15m)

Single radiator, door leads out to a westerly facing sun balcony. The sun balcony has a glass screen with hand rails and faces the westerly elevation.

Bedroom Two

12'4 x 8'9 (3.76m x 2.67m)

Window to front elevation, double radiator.

Bathroom

Suite comprising panelled bath with hand shower attachment, w.c. with low level flush, pedestal wash hand basin, part tiled walls, single radiator, obscure glass window overlooks the front elevation.

Lease & Maintenance Details

TBC

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	

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