

**RUSH  
WITT &  
WILSON**



**Newlyn Court Brassey Road, Bexhill-On-Sea, East Sussex TN40 1LE  
£235,000**

**A bright and spacious two bedroom purpose built ground floor flat situated conveniently close to both the town centre and Bexhill seafront promenade, gas central heating system, living room/ dining room, excellent storage, double glazed windows and doors, private rear garden to the rear, rear porch, share of freehold, residents parking, NO ONWARD CHAIN. Viewing comes highly recommended by RWW sole agents.**



**Communal Entrance Hall**

Communal entrance door leading to communal entrance hallway with entryphone system.

**Private Entrance Lobby**

With entrance door, entryphone system and hooks.

**Entrance Hall**

Single radiator, large walk in storage room/cupboard.

**Living Room**

22'6 x 14'4 (6.86m x 4.37m)

Window overlook the private rear garden to the westerly elevation, two double radiators, tiled fireplace.

**Rear Porch**

Double glazed construction, terracotta floor tiling, door leads out to rear garden.

**Kitchen**

9'6 x 11'1 (2.90m x 3.38m)

Window to side elevation, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, double drainer single bowl sink unit, plumbing for washing machine, gas hob, space for further appliances including fridge/freezer, wall mounted gas central heating and domestic hot water boiler, tiled splashbacks.

**Bedroom One**

13'9 x 12'6 (4.19m x 3.81m)

Window to front elevation, double radiator.

**Bedroom Two**

11'9 x 9'2 (3.58m x 2.79m)

Window to front elevation, single radiator.

**Bathroom**

Suite comprising double width shower with electric shower unit, controls and shower head, pedestal wash hand basin, single radiator, tiled walls, obscured glass window to side elevation, built in airing cupboard with four doors.

**Cloak Room**

WC with low level flush, obscured glass window to the side elevation.

**Outside****Private Rear Garden**

Carefully arranged by the present owner, enclosed with a combination of trellising and fencing, side gate, outside water tap, establish shrub and flowerbeds well stocked with mature shrubbery, plants and trees of various kinds, patio areas for alfresco dining, circular shingle area for low maintenance, timber framed log store to the side.

**Residents Parking**

Parking to the rear for residents

**Maintenance And Lease**

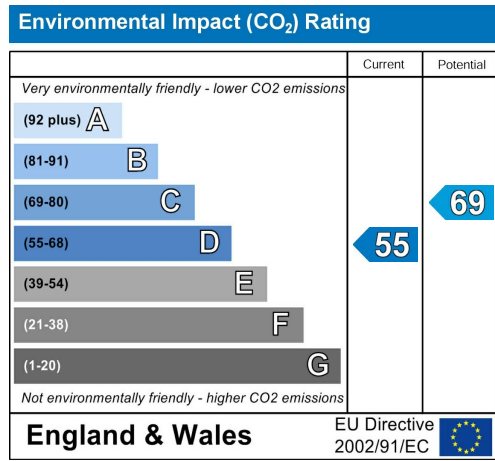
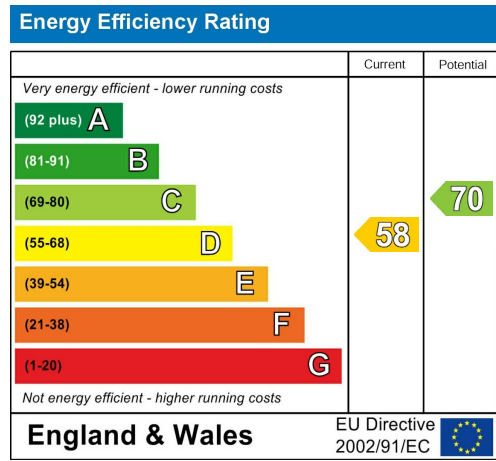
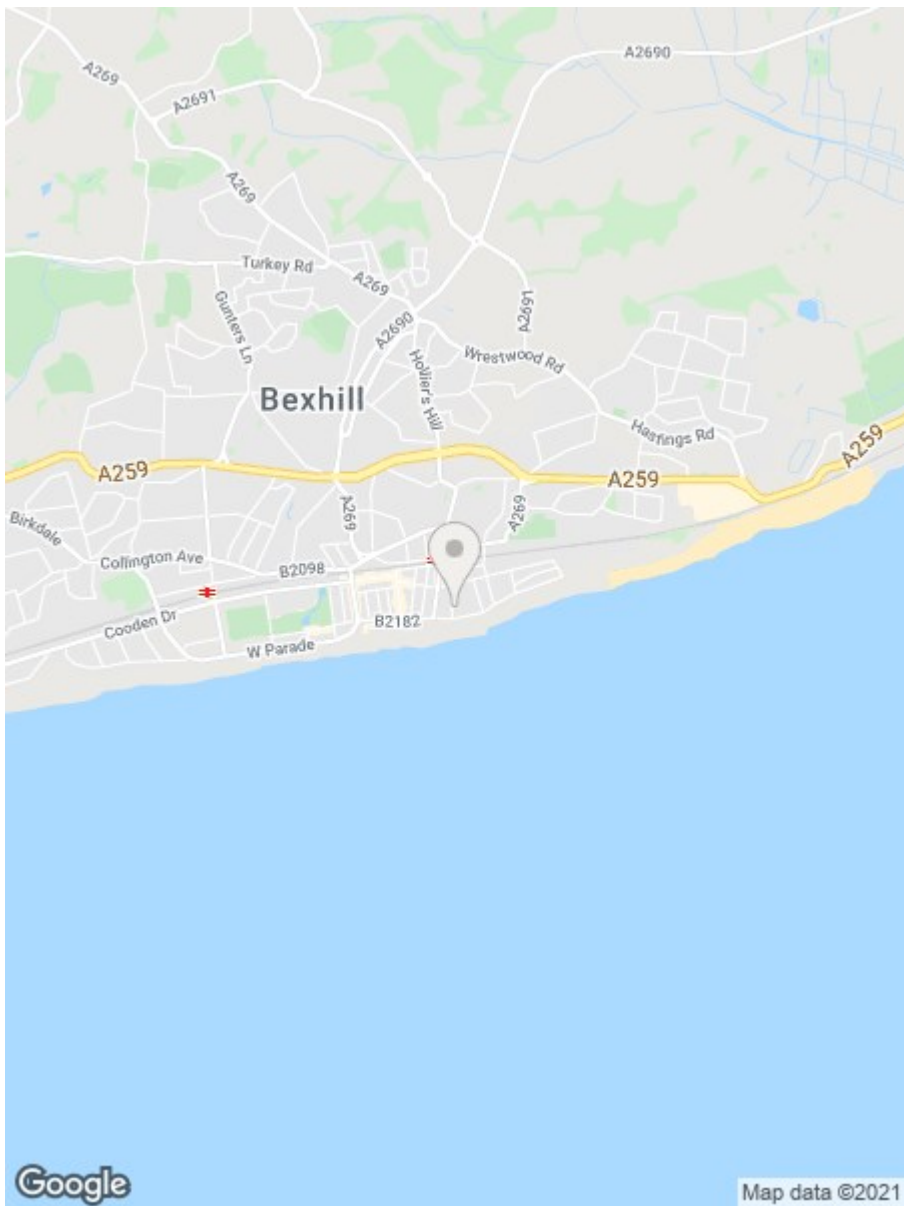
Remainder of 999 years lease, share of freehold, approximately £1000 p/a service charge, £10 pa ground rent.

**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.







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