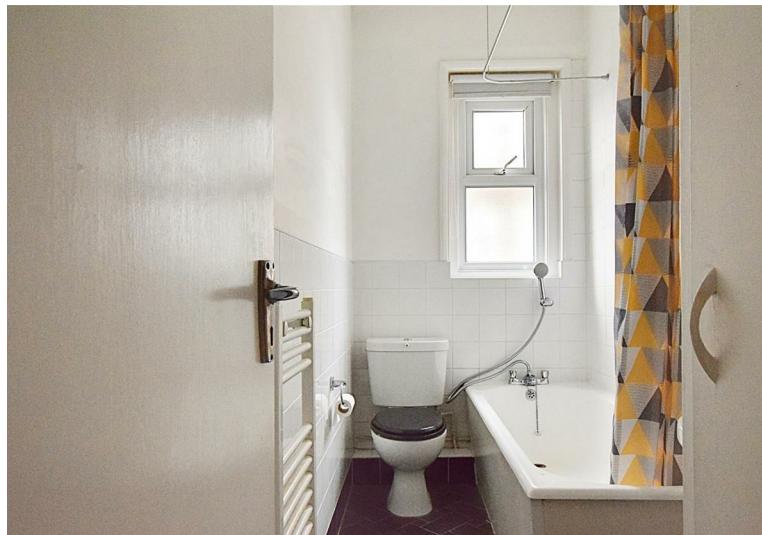


RUSH  
WITT &  
WILSON



**Flat 2 Brookfield Little Common Road, Bexhill, East Sussex TN39 4SB**  
**£139,950 Share of Freehold**

**A bright and spacious one bedroom first floor converted flat, fitted with a modern kitchen with appliances, bathroom, electric heating, double glazed windows. The property is one of four in a converted house and comes with vacant possession and share of freehold. Situated in the sought after village of Little Common with an excellent range of shopping facilities and services. Viewings come highly recommended by Rush Witt & Wilson, sole agents.**



## **Communal Entrance Hallway**

Stairs rising to the first floor, door leading into:

## **Private Entrance Hall**

Doors off to the following:

## **Living Room**

12'0 x 11'3 (3.66m x 3.43m)

Window to the front elevation, modern wall mounted electric radiator heater, tiled fireplace with electric flame effect fire.

## **Kitchen**

11'5 x 7'3 (3.48m x 2.21m)

Window to the rear elevation, a modern fitted kitchen comprising a range of wall and base level units, wood block laminate worktop surfaces, single drainer sink with side drainer and mixer tap, fridge, freezer, integral double oven with grill, electric hob, tiled splashbacks, washing machine, half height tiled walls.

## **Bedroom**

8'10 x 11'3 (2.69m x 3.43m)

Window to the rear and side elevations, wall mounted electric radiator heater.

## **Bathroom**

Suite comprising panel enclosed bath with hand shower attachment, low level wc, pedestal wash hand basin, heated towel rail, part tiled walls, built in airing cupboard with slatted shelving, obscure glass window to the rear elevation.

## **Lease & Maintenance**

Share of Freehold with 939 years remaining on the lease.

Service Charge of ..... per annum.

## **Agents Note**

Council Tax Band - A

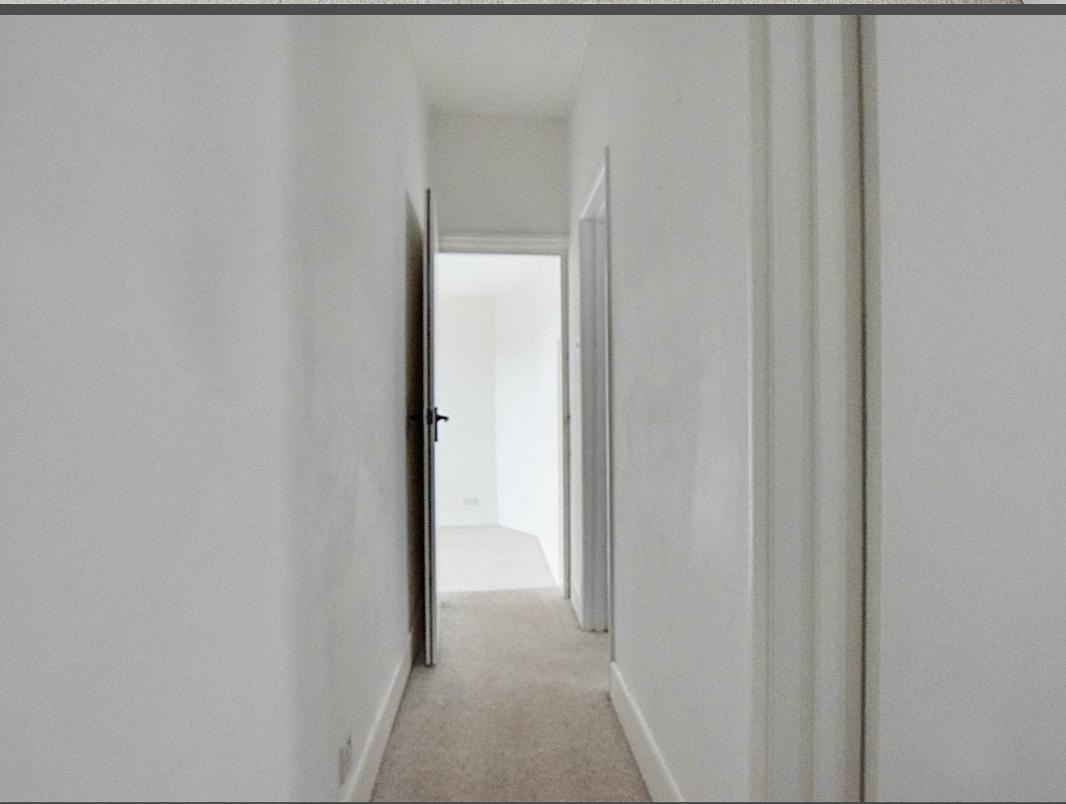
Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

## **Important Notice:**

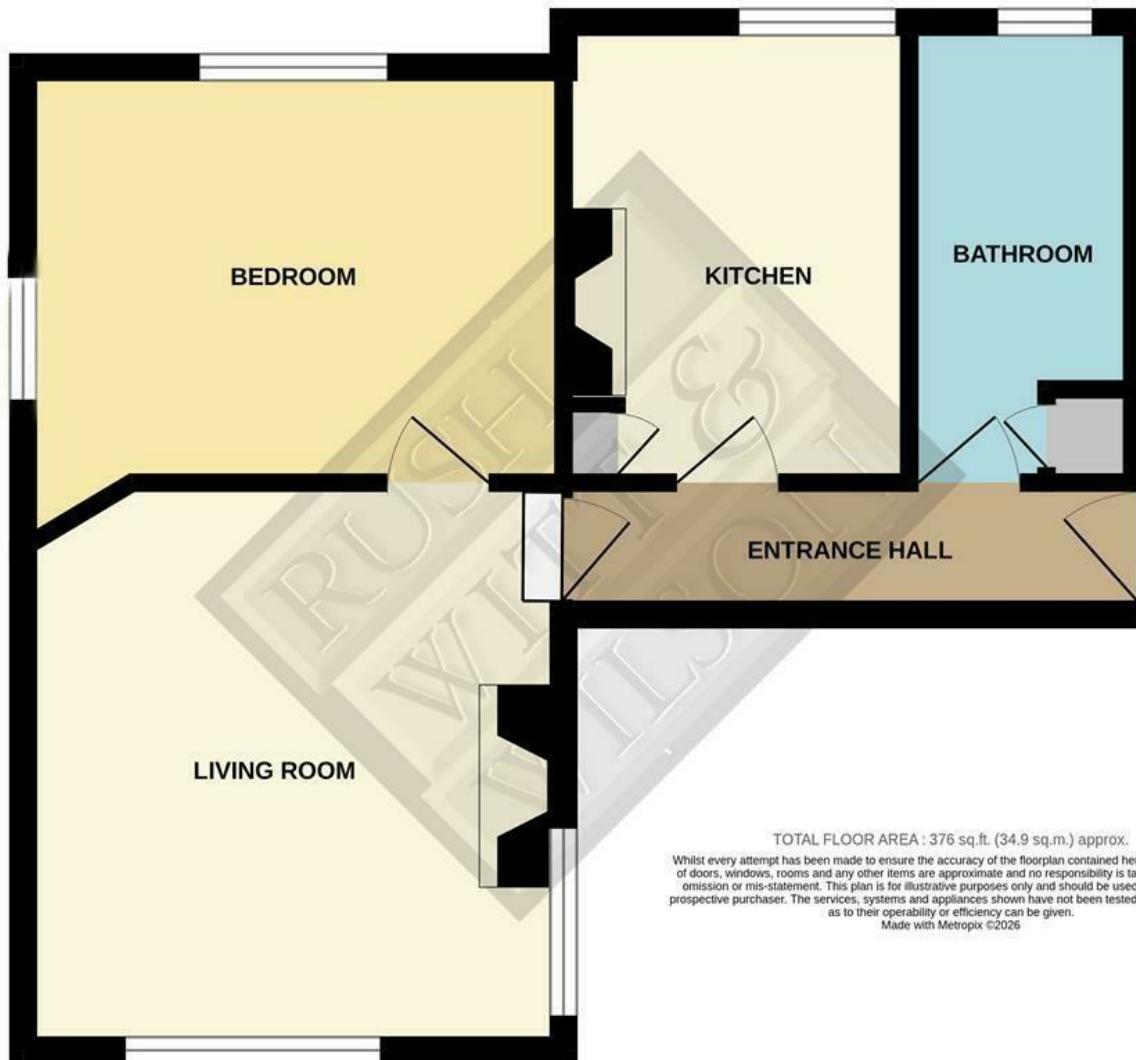
1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush,

Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

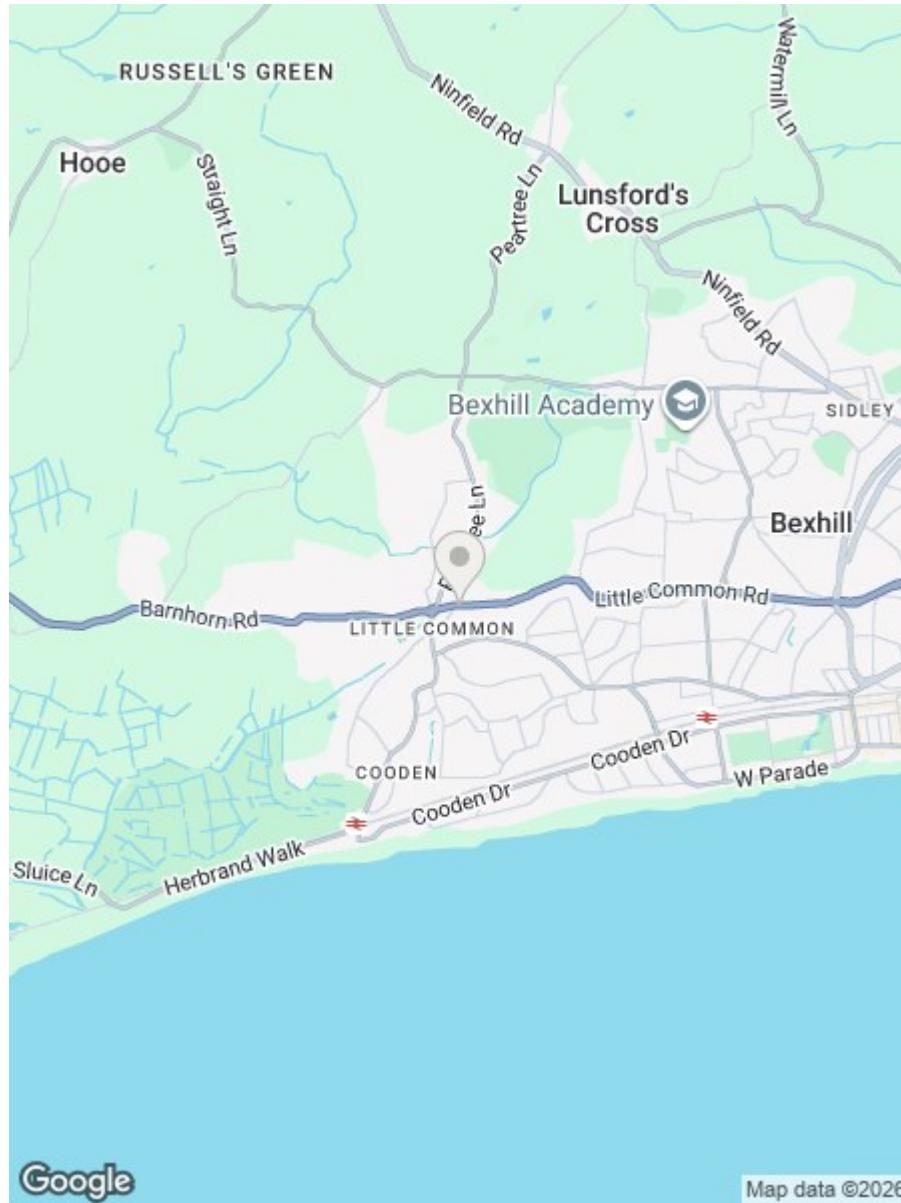


1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.

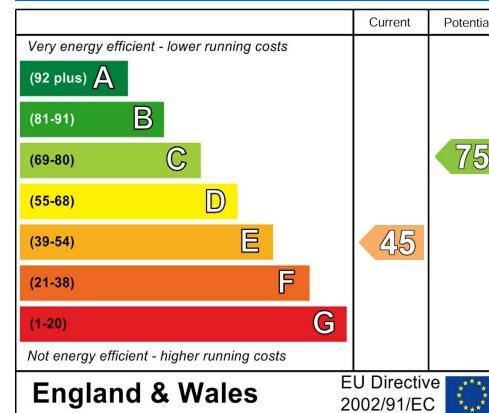


TOTAL FLOOR AREA : 376 sq.ft. (34.9 sq.m.) approx.

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



#### Environmental Impact (CO<sub>2</sub>) Rating

