Flat 4, Martlet House Cranston Avenue, Bexhill-On-Sea, East Sussex TN39 3HD
Offers In Excess Of £219,000

A beautifully refurbished two bedroom first floor flat, situated in this beautiful leafy Collington area of Bexhill. The accommodation comprises a new kitchen with new appliances, south easterly facing living room , two bedrooms and a bathroom. Other benefits include a new boiler, new carpets throughout, double glazed windows and doors, gas central heating system. Externally there are communal gardens and a garage en-bloc. The property also comes with a Share of Freehold and vacant possession. Viewing comes highly recommended by Rush Witt & Wilson, sole agents

Communal Entrance Hallway
Stairs to first floor.

Private Entrance Hall
Entrance door, single radiator, access to roof space, built-in cloaks cupboard, built-in linen cupboard.

Living Room
17'1 x 13'1 (5.21m x 3.99m)
Bay window overlooks the front southerly elevation, double radiator.

Kitchen
10'5 x 9'2 (3.18m x 2.79m)
Window to the rear elevation, newly fitted kitchen comprising a range of base and wall units, laminate worktops, single drainer composite sink unit with mixer tap, washing machine, fridge/freezer, electric hob, extractor canopy and light, oven and grill beneath, space for dishwasher, single radiator, tiled splashbacks.

Bedroom One
12'4 x 10'7 (3.76m x 3.23m)
Window to the front southerly elevation, single radiator.

Bedroom Two
9'9 x 9'5 (2.97m x 2.87m)
Window to the rear elevation, single radiator.

Bathroom
Obscured glass window to the rear elevation, suite comprising wc with low level flush, wall mounted wash hand basin with vanity beneath, panelled bath with hand shower attachment, shower curtain rail, single radiator, mirror fronted medicine cabinets.

Outside

Communal Gardens
Mainly laid to lawn with a whole host of mature shrubs, plants and trees of various kinds.

Garage En-Bloc

Lease & Maintenance
Share of Freehold with 964 years remaining, service charge is approximately £1,250 per annum.

Agents Note

Council Tax Band - B

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:

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GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.

TOTAL FLOOR AREA : 633 sq.ft. (58.8 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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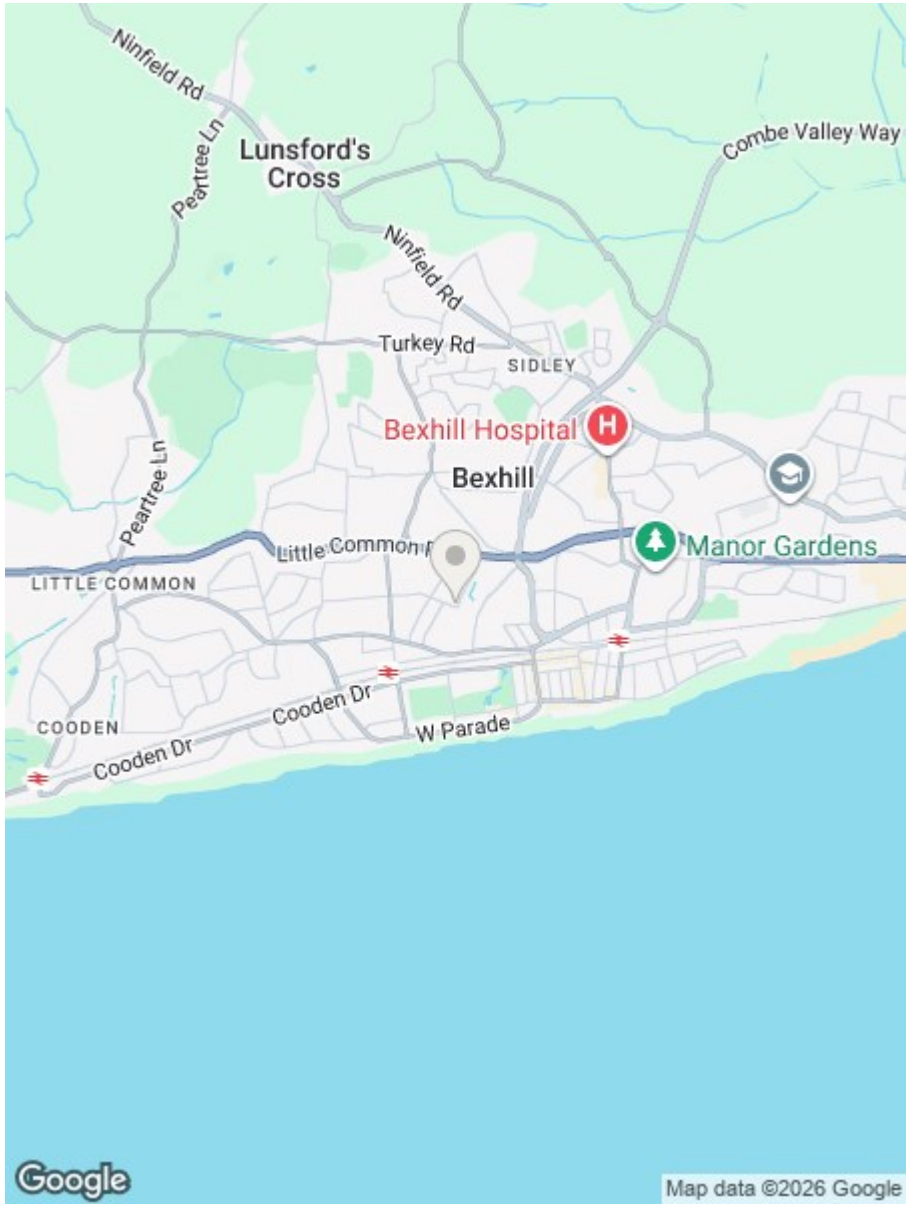

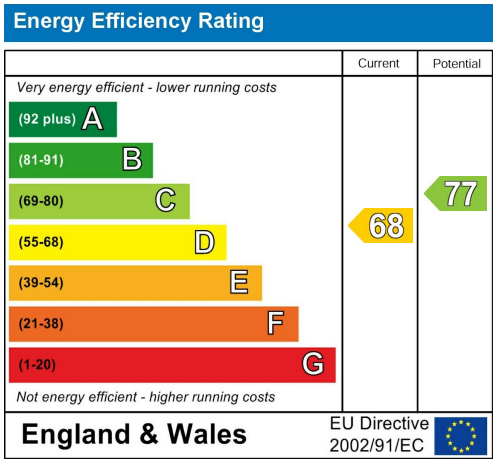

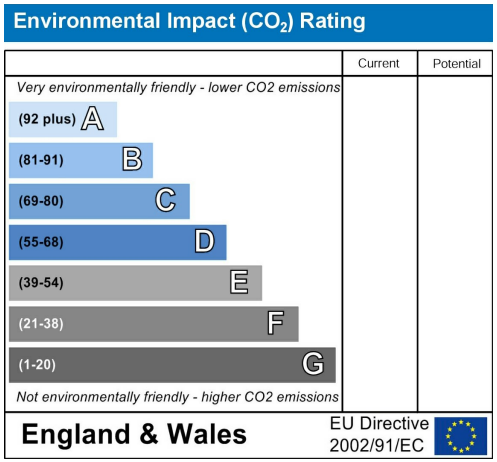

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