

**RUSH  
WITT &  
WILSON**



**Flat 5, The Marlowes Hastings Road, Bexhill-On-Sea, East Sussex TN40 2NS  
£225,000**

**A spacious bright, two bedroom top floor flat with sea views and south facing sun balcony, VACANT POSSESSION, gas central heating system, double glazed windows and doors, purpose built with garage, viewing comes highly recommended by RWW.**



**Communal Entrance Hallway**

With stairs to the second floor.

**Private Entrance**

Double door wardrobe cupboard, additional storage cupboard, entrance door, entryphone system, single radiator, linen cupboard.

**Living Room**

16'9" x 15'10" (5.11m x 4.83m)

Two double radiators, patio doors lead out onto a south facing sun balcony with sea views.

**Kitchen/Breakfast Room**

12'1" x 13'2" (3.68m x 4.01m)

Window to the front elevation, fitted kitchen comprising a range of base and wall units with one and half bowl single drainer sink unit with mixer tap, gas hob, integrated oven and grill, plumbing for washing machine, additional window to the front, single radiator, further storage space, freestanding gas central heating and domestic hot water boiler, space for fridge/freezer.

**Bedroom One**

13'8" x 12'6" (4.17m x 3.81m)

Single radiator, window to the southerly aspect with beautiful sea views, fitted wardrobe cupboards.

**Bedroom Two**

12'4" x 8' (3.76m x 2.44m)

Window to front elevation, single radiator, fitted shelving, dressing table and drawers, built in wardrobe cupboard.

**Cloakroom**

Suite comprising wc with low level flush, inset wash hand basin with vanity unit, electric radiator, obscured glass window to the side elevation, tiled walls.

**Bathroom**

Inset bath, wall mounted wash hand basin with vanity unit, obscured glass window to the side elevation, single radiator, tiled walls.

**Lease And Maintenance**

Approx. 948 years remaining, Share of freehold. Approx. £900 1/2 yearly.

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**