

**RUSH  
WITT &  
WILSON**



**32c St. James Road, Bexhill-On-Sea, East Sussex TN40 2DF  
£165,000**

**\*BUY TO LET INVESTMENT\*** A well presented one bedroom ground floor purpose built flat with communal front and rear gardens, gas central heating system, double glazed windows and doors, private entrance, rental yield is currently £700 per calendar month with tenant in situ. Viewing comes highly recommended by RWW sole agents.



**Entrance Hall**

Private entrance hallway with entrance door, double radiator, storage cupboard.

**Living Room**

14'3 x 12'10 (4.34m x 3.91m)

Bay window to the front elevation, tiled fireplace with ornate surround, double radiator.

**Kitchen**

10'1 x 9'10 (3.07m x 3.00m)

Window to side elevation, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, space for cooker, space for fridge/freezer, larder cupboard housing the gas central heating and domestic hot water boiler, extractor canopy with light, tiled splashbacks.

**Bedroom One**

13'1 x 11'7 (3.99m x 3.53m)

Window to the rear elevation, double radiator.

**Bathroom**

Suite comprising panelled bath, wc with low level flush, inset wash hand basin with vanity unit beneath, double radiator, obscured glass window to the side elevation, tiled wall and tiled floor.

**Maintenance Details**

Leasehold, remainder of 999 year lease, 1/4 share of maintenance

**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.

**Outside****Communal gardens**

Communal front and rear gardens.

**Communal Front Garden**

Mainly laid to lawn with small flowerbed, pathway to entrance.

**Communal Rear Garden**

Mainly laid to lawn, enclosed with a combination of fencing and walls offering privacy and seclusion.

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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 CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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