

**RUSH  
WITT &  
WILSON**



**7 The Links Bolebrooke Road, Bexhill-On-Sea, East Sussex TN40 1EW  
£235,000**

**A beautifully presented seafront maisonette comprising living room, modern fitted kitchen, two double bedrooms, sea views, electric heating system, bathroom, utility room and double glazed windows and doors. Situated along Bexhill Seafront, within very close walking distance to Bexhill Town Centre & Bexhill Train Station. SHARE OF FREEHOLD, CHAIN FREE. Viewing comes highly recommended by RWW Sole Agents.**



**Communal Entrance Hallway**

With stairs leading to the first floor.

**Private Entrance Hallway**

with entrance door, space for coats, stairs leading to the first floor, window to the side elevation, electric radiator, entry-phone system, large storage cupboard, three steps leading to the landing.

**Landing**

Electric radiator, access to loft space via loft hatch.

**Living Room**

14'5" x 13'1" (4.41 x 4.00)

Double glazed windows to the side elevation with beautiful views towards the sea, electric radiator, floor to ceiling shelving, exposed brick feature wall.

**Kitchen**

12'8" x 5'8" (3.87 x 1.75)

Modern fitted kitchen comprising a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven and microwave, four ring induction hob with extractor canopy above, integrated fridge and freezer, splashbacks, double glazed windows to the side elevation with beautiful views across towards the sea.

**Bedroom One**

16'4" x 9'4" (5.00 x 2.87)

Double glazed windows to the side elevation with beautiful views towards the sea, electric radiator, feature exposed brick wall.

**Bedroom Two**

16'8" x 9'5" (5.10 x 2.89)

Double glazed windows to the side elevation, electric radiator, exposed brick feature wall.

**Bathroom**

Suite comprising wc with low level flush, pedestal mounted wash hand basin with hot and cold tap, panelled bath with chrome controls and additional chrome hand/shower attachment, chrome heated towel rail, part tiled walls, obscured double glazed windows to the rear elevation, tiled walls, tiled flooring.

**Utility Area**

With Velux window, fitted wood effect straight edge laminate worktop surface, space and plumbing for washing machine and tumble dryer, storage cupboard housing the hot water cylinder with additional storage above.

**Outside****Communal Gardens**

Laid to lawn with mature shrubs and plants of various kinds.

**Lease and Maintenance**

SHARE OF FREEHOLD. Remainder of 999 year lease from 1961. The service charge is approx. £140 per month which includes building insurance.

**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.

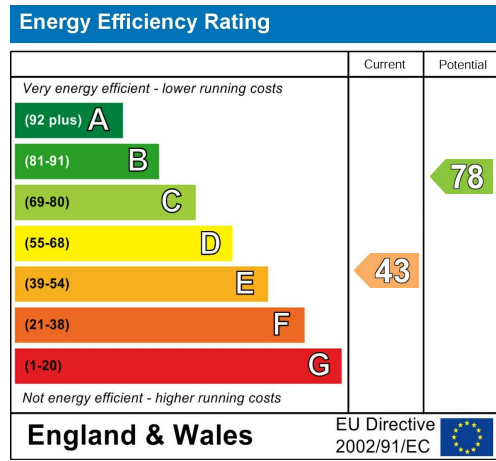
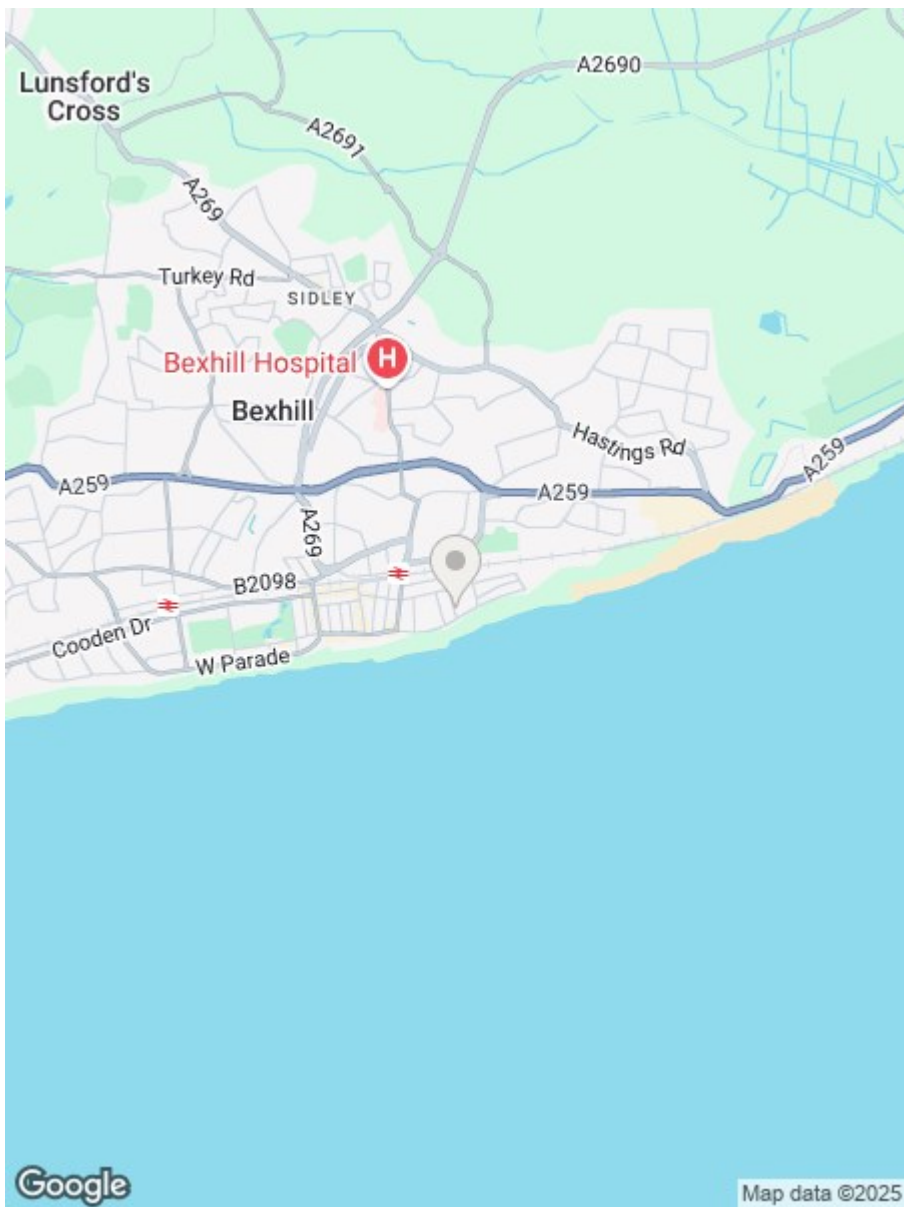


SECOND FLOOR  
815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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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