

**RUSH  
WITT &  
WILSON**



**17 Ismay Lodge Heighton Close, Bexhill-On-Sea, East Sussex TN39 3UT  
£195,000**

**\*CHAIN FREE\*** A well presented two bedroom, first floor apartment, situated in this popular residential location of Cooden. Offering bright and spacious accommodation throughout the property comprises large living/dining room with sun balcony, fitted kitchen, two double bedrooms, separate cloakroom and modern shower room. Other internal benefits include central heating system and double glazed windows and doors. Externally the property boasts communal gardens and a garage en-bloc. Viewing Comes highly recommended by RWW sole agents. Council Tax Band C.



**Communal Entrance Hallway**

With stairs leading to first floor.

**Private Entrance Hall**

With entrance door, entry-phone system, airing cupboard housing the hot water cylinder and slatted shelving, large storage cupboard.

**Living/Dining Room**

22'0" x 12'3" (6.72 x 3.74)

With Double glazed sliding door giving access onto the sun balcony.

**Sun Balcony**

Overlooking the front elevation.

**Kitchen**

11'2" x 8'2" (3.42 x 2.51)

Fitted kitchen with a range of base and wall level units with laminate straight edge worktop surfaces, butler sink with hot and cold tap, integrated electric oven with four ring electric hob and extractor canopy above, space and plumbing for washing machine, space and plumbing for dishwasher, space for under counter fridge and freezer, tiled splashbacks, double glazed windows to the front elevation, tiled flooring.

**Bedroom One**

12'2" x 10'3" (3.71 x 3.13)

Double glazed windows to the front elevation, fitted wardrobe cupboards with hanging space and shelving.

**Bedroom Two**

9'10" x 8'7" (3.00 x 2.63)

Double glazed windows to the front elevation.

**Cloakroom**

Suite comprising wc with low level flush, floating wash hand basin with mixer tap, tiled walls, tiled floor.

**Shower Room**

Suite comprising walk in shower with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, chrome heated towel rail, pedestal mounted wash hand basin with mixer tap, part tiled walls, tiled floor.

**Outside****Communal Gardens**

Mainly laid to lawn wrap around gardens.

**Garage**

Garage en-bloc.

**Lease and Maintenance**

Maintenance charge is £2,568.90 per annum, SHARE OF FREEHOLD, remainder of 999 year lease.

The maintenance charge also includes, water rates, window cleaning and upkeeping of the garden areas.,

**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.



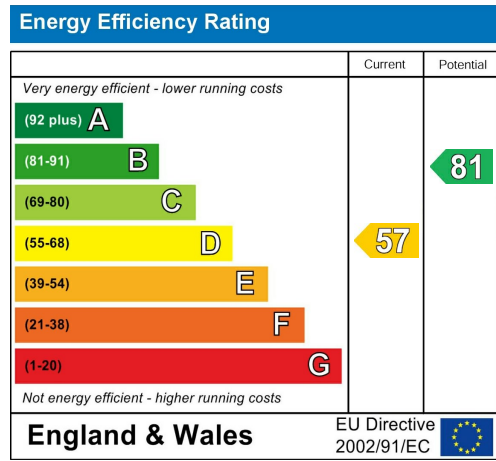
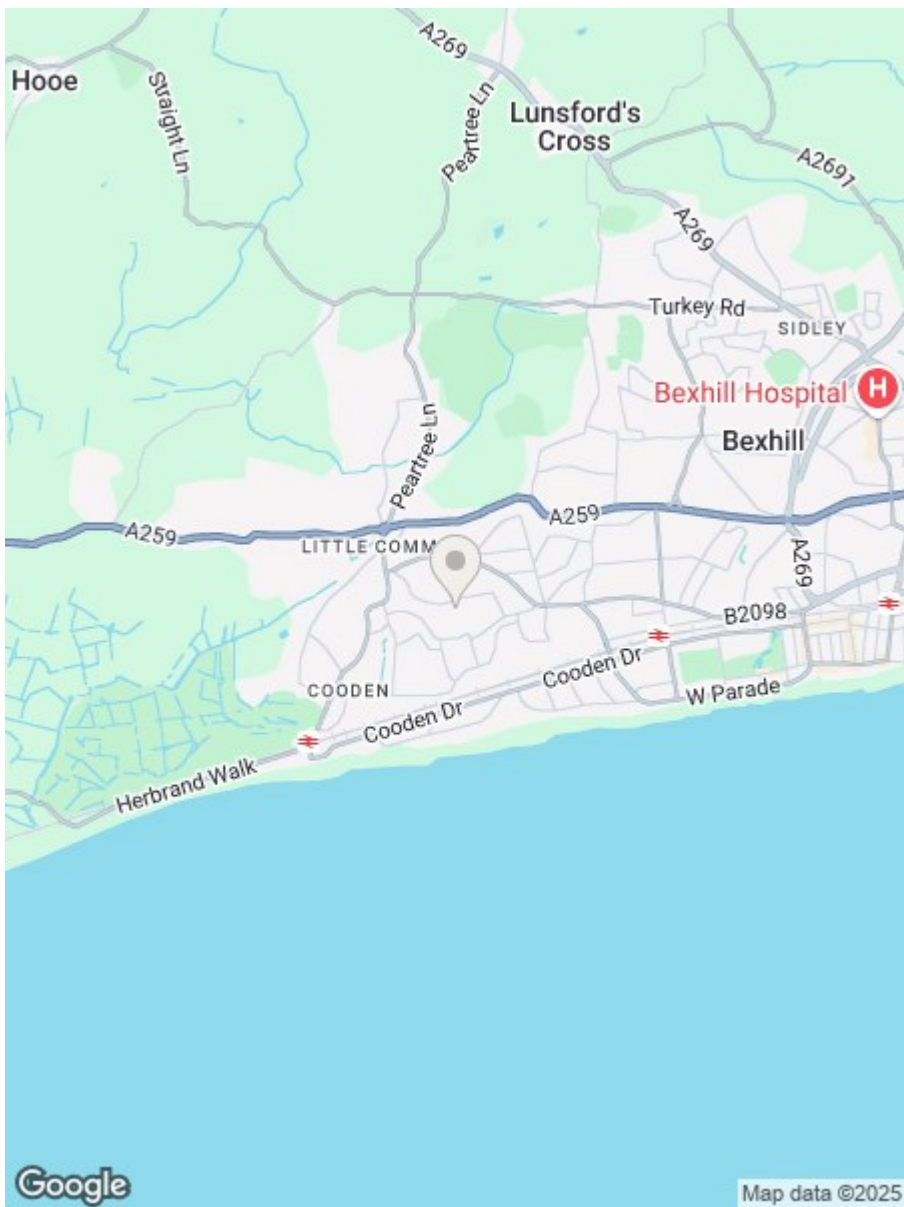
FIRST FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 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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**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**