

**RUSH  
WITT &  
WILSON**



**2a 9 Bolebrooke Road, Bexhill-On-Sea, East Sussex TN40 1EN  
£169,000**

**A beautiful spacious one bedroom first floor flat, with modern kitchen and bathroom, modern open plan style living, gas central heating system, double glazed windows and doors, original fireplaces, glimpse of the sea, situated a stone throw away from the beach and promenade in Bexhill, easy access to local shops and services, mainline railway station to London, communal rear garden, viewing comes highly recommended by RWW sole agents. Council Tax Band A.**



**Communal Entrance Hall**

With stairs to the first floor.

**Private Entrance Hall**

Double radiator, built in storage cupboard.

**Open Plan Living/Dining/Kitchen**

18'7" x 18'0" (5.68 x 5.49)

Bay window to the front elevation and additional window to the westerly elevation with glimpse of the sea, double radiator, beautiful original Victorian fireplace, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl enamel sink unit with mixer tap, plumbing for washing machine, space for cooker, extractor canopy and light, space for American style fridge/freezer, laminate oak effect flooring.

**Bedroom One**

19'3" x 12'11" (5.88 x 3.95)

Bay window to the front elevation with glimpse of the sea, double radiator, original Victorian fireplace, large built in wardrobe.

**Bathroom**

Modern suite comprising panelled bath with hand shower attachment, shower screen and hand/shower attachment, wc with low level flush, roll top traditional radiator with chrome towel rail, wash hand basin with vanity unit beneath, obscured glass window to the side elevation, wall mounted gas central heating and domestic hot water boiler.

**Communal Rear Garden**

Mainly laid to lawn, enclosed by fencing.

**Lease And Maintenance**

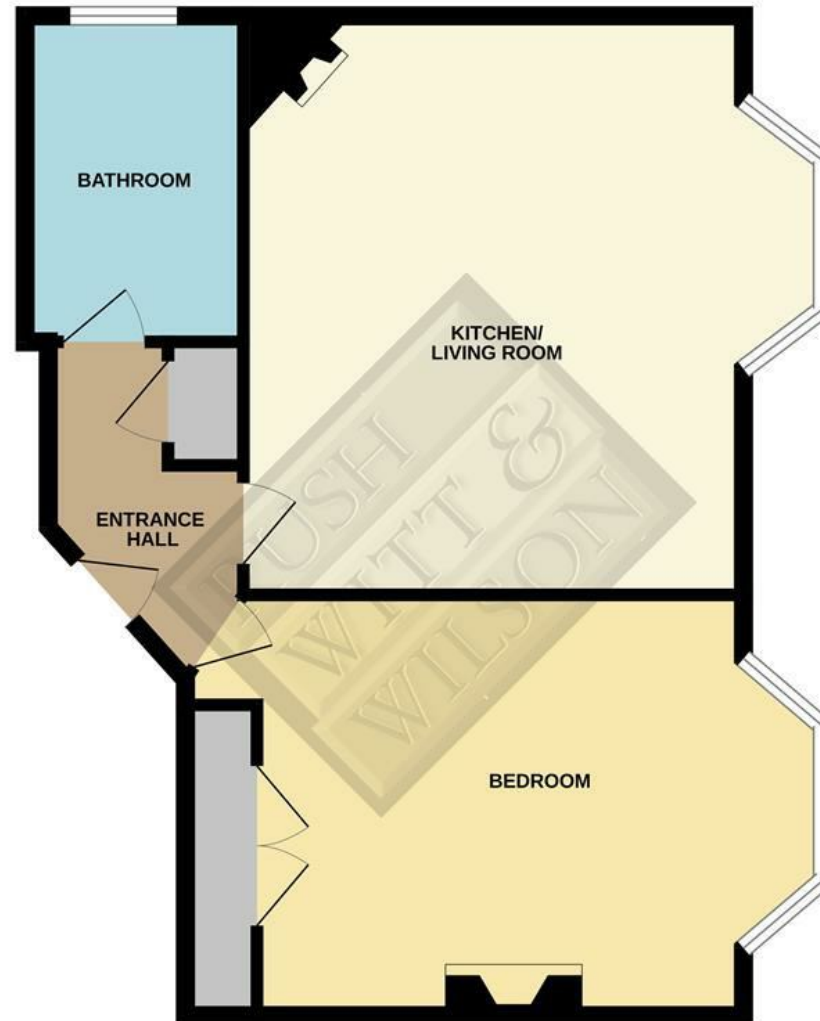
Service Charge is approximately £1200 p/a, Ground Rent £120 p/a, Lease approximately 958 years remaining.

**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.

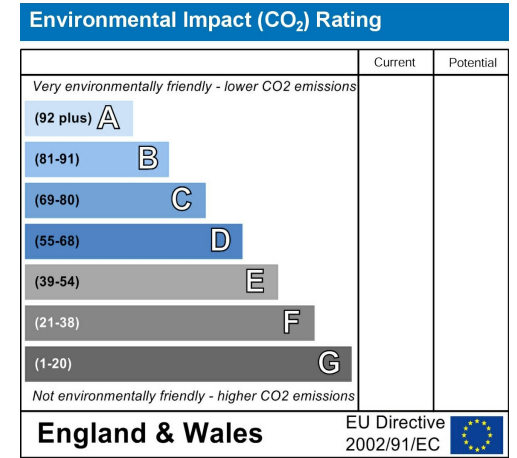
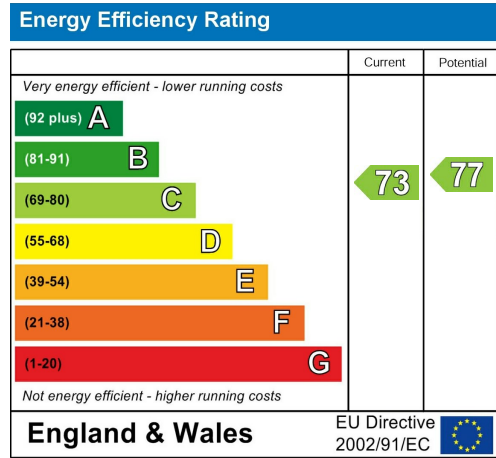
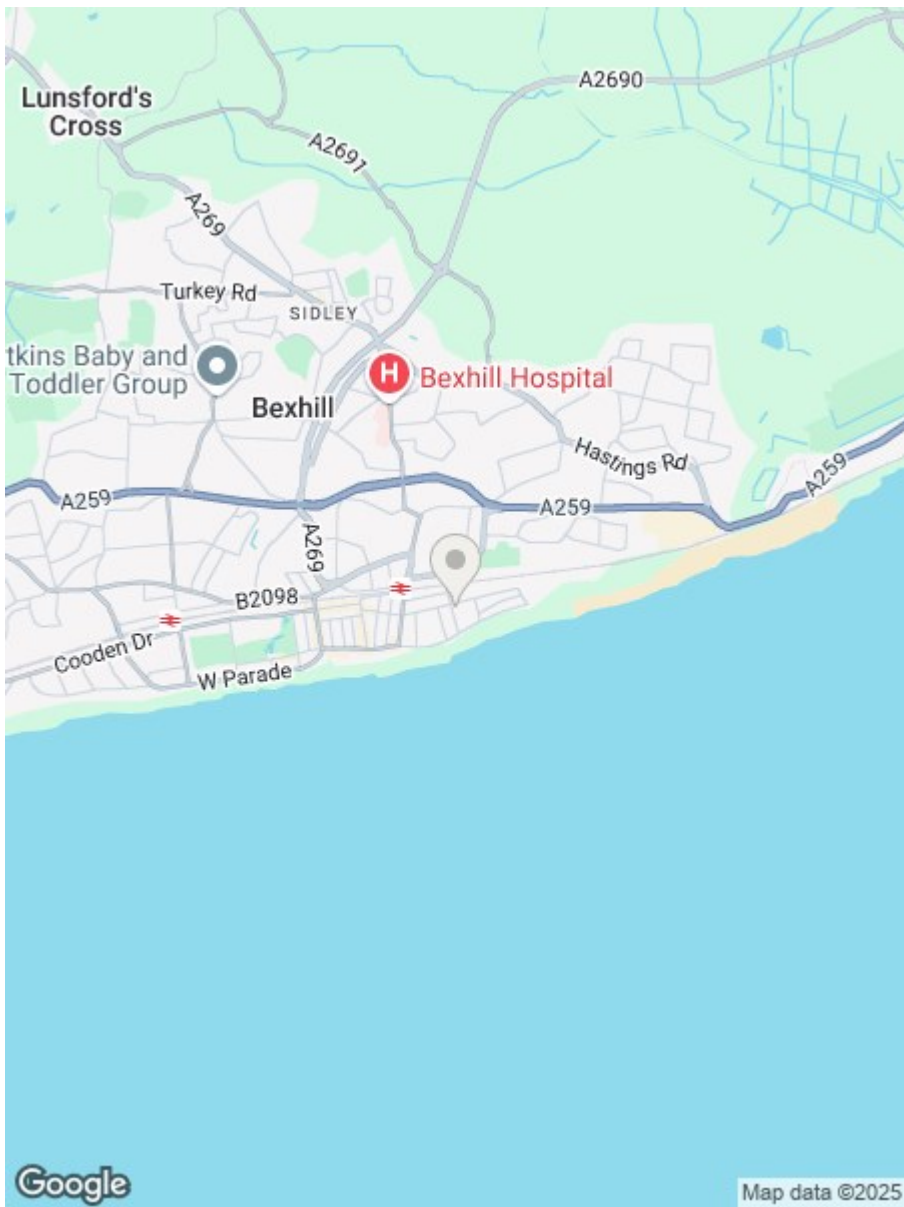


GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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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