

**RUSH
WITT &
WILSON**



**Flat 1, 4 Dorset Road South, Bexhill-On-Sea, East Sussex TN40 1NH
£350,000**

A unique opportunity to own a truly beautiful, close-seafront property with outstanding sea views, two bedroom ground floor flat, two bathrooms, private gardens with sea views, open and airy, turret in expansive sitting room, host of period features, double glazed windows and doors, kitchen/breakfast room, gas central heating system, SHARE OF FREEHOLD. Viewings comes highly recommended by RWW sole agents. Council Tax Band C.



Communal Entrance Foyer

With entrance door, wood panelling, original Victorian mosaic flooring, meters cupboard, entrance doors to the two flats that occupy the main building.

Ground Floor Flat

Living Room

22'2" x 16'5" (6.76m x 5.00m)

Elegant bay window to the front elevation, wood flooring, two double radiators.

Inner Hallway

Obscured glass window to the side elevation, shelving, double radiator, washed grey Karndean flooring, under stairs storage cupboard.

Kitchen/Breakfast Room

14' x 14'3" (4.27m x 4.34m)

Window to the side elevation, French doors lead out onto the rear garden, vertical radiator, contemporary kitchen comprising a range of handleless, high gloss, white base and wall units with laminate straight edge worktops, tiled splashbacks, one and half bowl sink unit with mixer tap, integrated dishwasher, space for fridge/freezer, integrated washing machine, vertical radiator, wood flooring, area for table and chairs, Neff oven and grill with gas hob, matching extractor canopy with light.

Utility Room

14'5" x 5'8" (4.39m x 1.73m)

Overlooking the southerly elevation with windows to both the side and rear elevations, wall mounted vertical radiator, wood flooring, space for tumble dryer.

Bedroom One

20'8" x 7'3" (6.30m x 2.21m)

Window to side elevation, double radiator, wood flooring, built in double depth wardrobe cupboards.

Bedroom Two

15'9" x 8'7" (4.80m x 2.62m)

Window and door to the side elevation, double radiator, wood flooring, shelving, fitted wardrobe cupboards.

Bathroom

Contemporary suite comprising wc with low level flush, wall mounted quartz sink unit with mixer tap, tiled splashbacks,

vanity unit beneath, panelled bath with shower screen, hand/shower attachment with fixing, obscured glass window to the side elevation.

Outside

Front & Side Gardens

Mainly laid to lawn with beautifully plated flower and shrub beds, well stocked, uninterrupted views adjacent to the sea, two front gates, bin store area, pathways lead to both front and side entrances, continuing to the side with additional patio areas, all enclosed with retaining walls giving a beautiful south westerly aspect.

Private Rear Garden

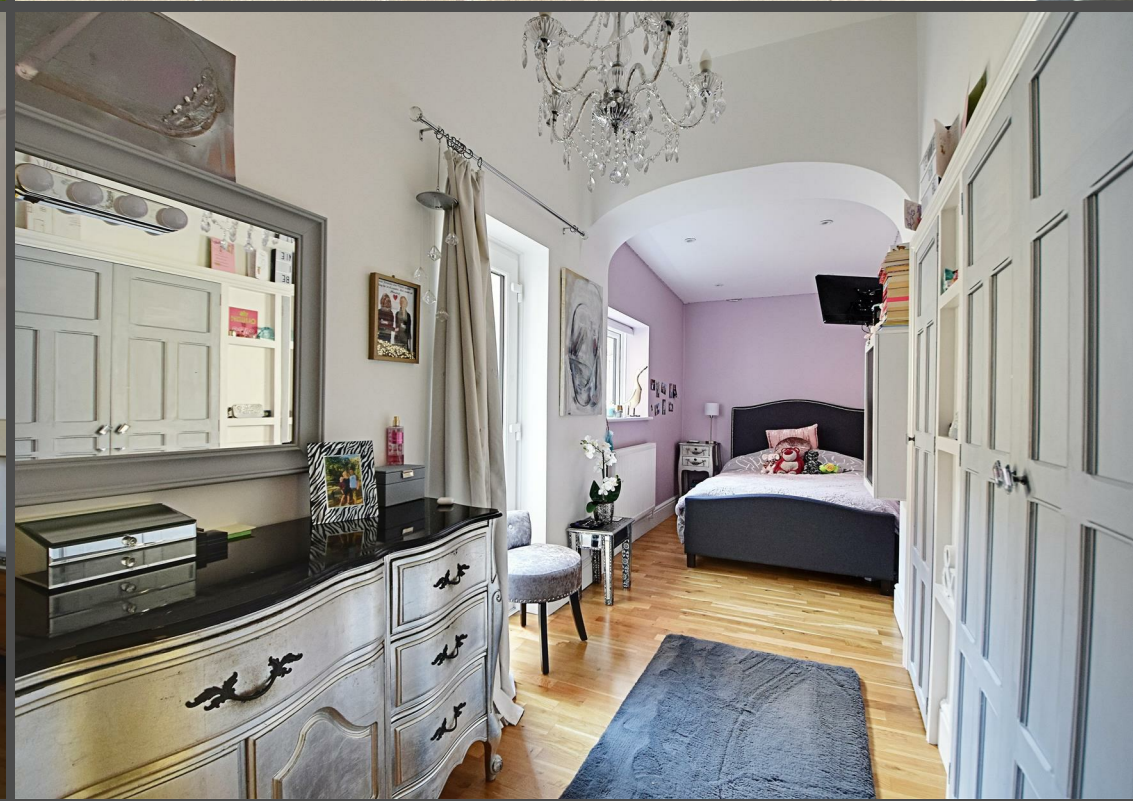
Beautiful designed with lawned area which is south facing and sweeps to the side of the property, large timber framed shed, patio area for alfresco dining, mature shrubberies and plants of various kinds, retaining wall to the other side with side access, outside water tap.

Services Charges

new lease to be issued, share of freehold

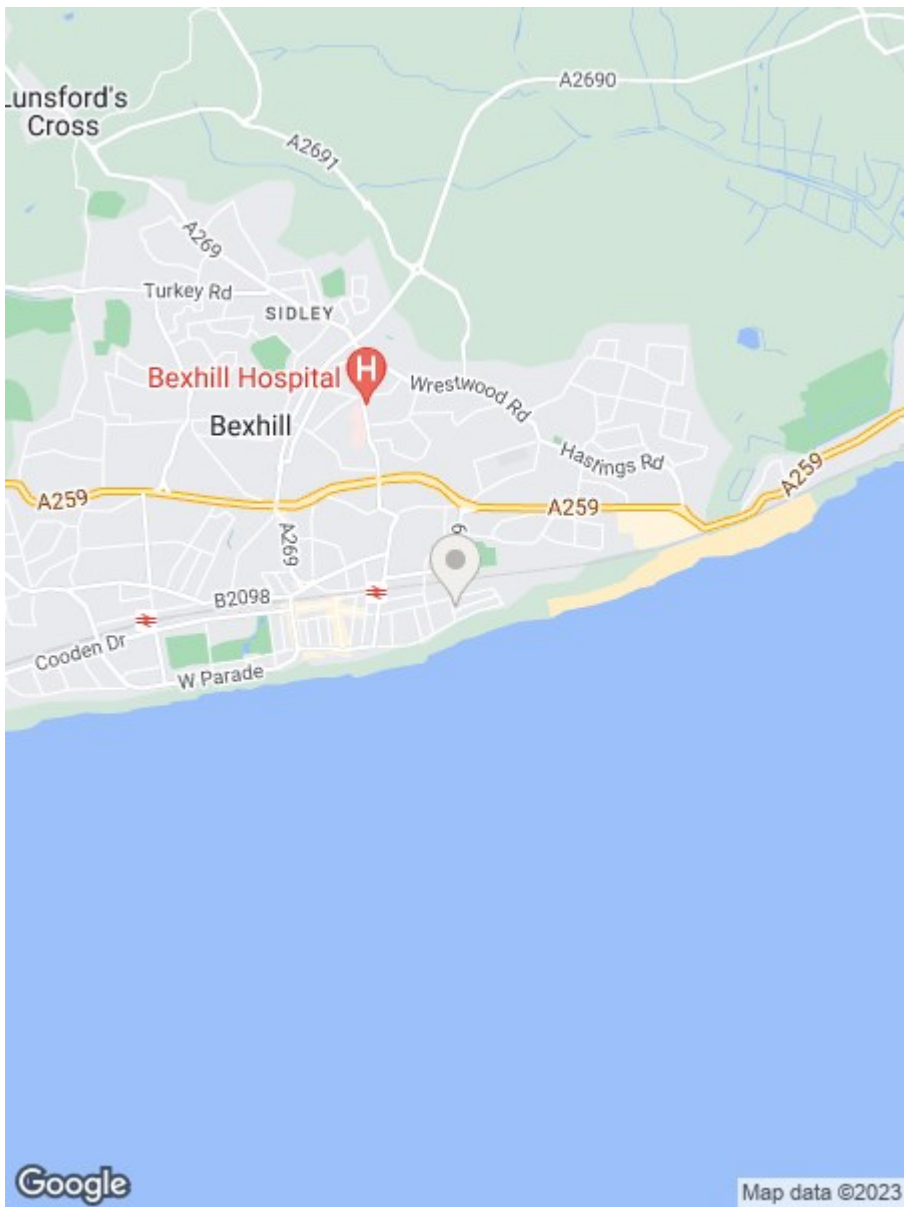
Agents Note

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
APPROX. FLOOR
AREA 1704 SQ.FT.
(158.3 SQ.M.)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

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