

**RUSH  
WITT &  
WILSON**



**63 Bishops Gardens Rotherfield Avenue, Bexhill-On-Sea, East Sussex TN40 1SY  
Offers In Excess Of £134,000**

Rush, Witt and Wilson are delighted to welcome to the market this beautifully presented two bedroom first floor apartment for over 55's with sea views and sun balcony, ideally located within close distance to Bexhill town centre and Bexhill old town. Offering bright and spacious accommodation throughout the property comprises spacious lounge, fitted kitchen, two double bedrooms with one of the bedrooms benefiting from a west facing balcony and a fitted shower room. Other internal benefits to the property include gas central heating system to radiators and double glazed windows throughout. Externally the property offers beautifully maintained communal gardens. With an on-site manager and conveniently located within close proximity to Bexhill town centre, mainline railway station, seafront and main route bus stops, viewing comes highly recommended by Rush, Witt and Wilson Bexhill to appreciate this well presented property in this convenient location. Offered with NO ONWARD CHAIN.



### **Communal Entrance Hallway**

Communal entrance door leading to communal hallway, with entry phone system, flat is situated on the first floor.

### **Internal Hallway**

Internal front door leading to hallway, with radiator, access to loft space, entry phone, two large storage cupboards, one with fitted shelving and one with hanging space and shelving also housing the electric consumer unit.

### **Lounge**

16'10" x 12'4" (5.14 x 3.76)

Rear aspect double glazed windows, radiator, feature fireplace with fitted electric fire.

### **Kitchen**

8'0" x 8'0" (2.44 x 2.45)

Front aspect double glazed windows with stunning sea views, fitted kitchen with a range of matching wall and base level units with roll top work surfaces, integrated eye level electric oven, worktop mounted gas hob with fitted extractor hood above, stainless steel single drainer sink unit with mixer tap, plumbing space for washing machine, space for free standing fridge/freezer, wall mounted gas central heating boiler, part tiled walls and tiled floor.

### **Bedroom One**

11'0" x 10'11" (3.37 x 3.33)

Rear aspect double glazed windows with two double glazed doors leading out to the west facing balcony, fitted double wardrobe with hanging space and shelving.

### **West Facing Balcony**

With some partial sea views.

### **Bedroom Two**

11'2" x 8'2" (3.42 x 2.50)

Front aspect double glazed window with stunning sea views, radiator.

### **Shower Room**

Front aspect obscured double glazed window, radiator, wall mounted heated white towel rail, bathroom suite comprising walk in shower cubicle with wall mounted electric power shower and shower attachment, vanity unit with wash hand basin with hot and cold taps, low level wc with concealed cistern, part tiled walls, wall mounted electric bathroom heater, tiled floor and fitted alcove shelving.

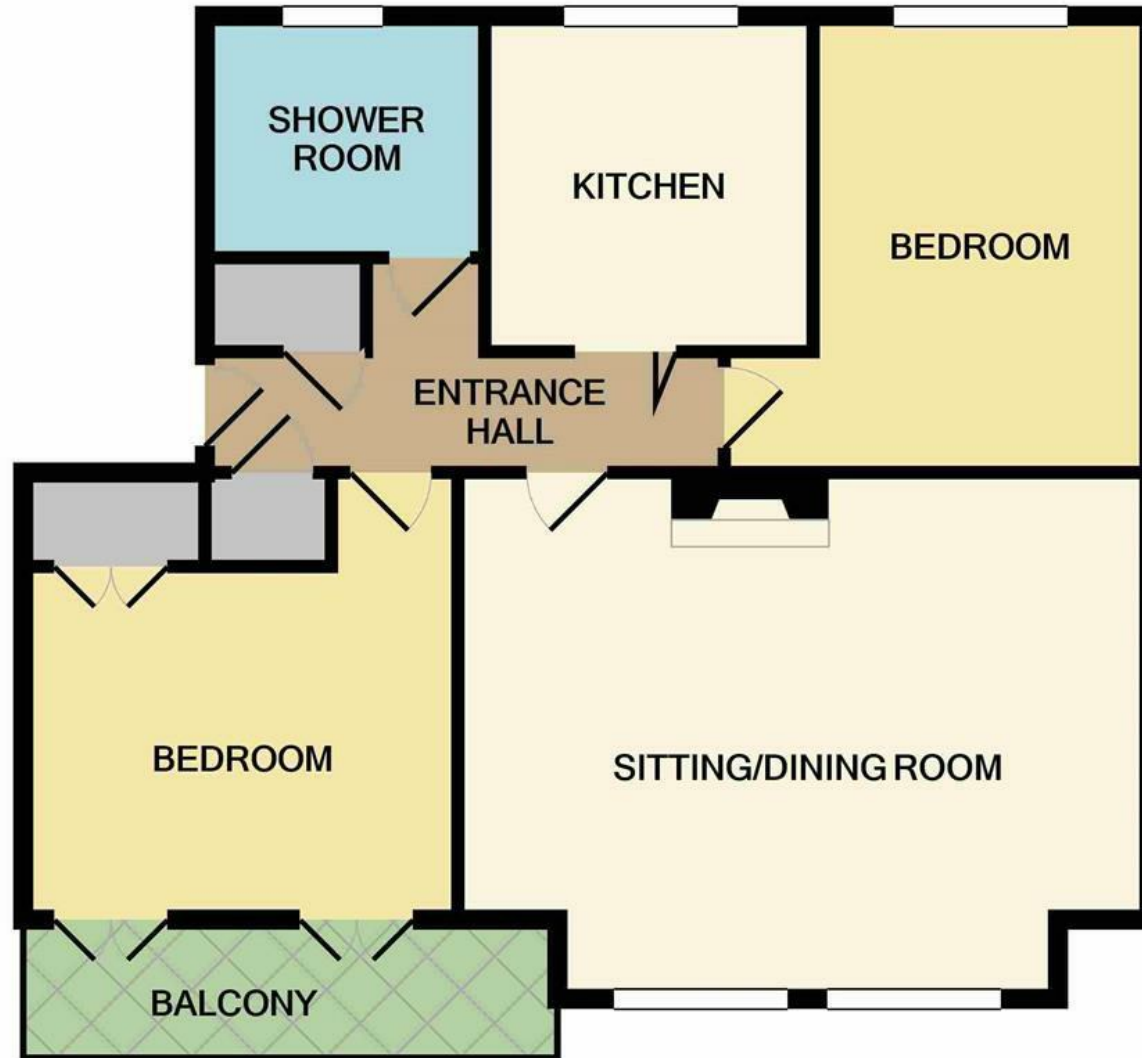
### **Lease And Maintenance**

Lease is 99 years from the 1.7.1989, maintenance bill £3473 p/a. Ground Rent £164.16 half yearly.

### **Agents Note**

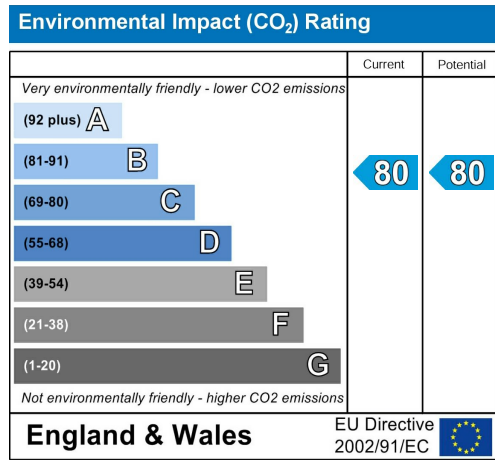
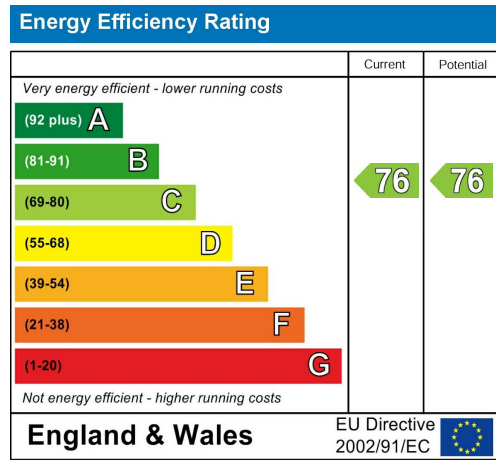
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 581 SQ.FT. (53.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.  
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