

RUSH
WITT &
WILSON



6 Georgian Close, Bexhill-On-Sea, East Sussex TN40 2NN
Guide Price £175,000

A beautifully presented two bedroom top floor apartment situated in the sought after residential location of Bexhill. Offering bright and spacious accommodation throughout, the property comprises two double bedrooms, large living room with French doors giving access onto the sun balcony, a modern fitted kitchen, modern shower room. Other internal benefits include electric radiators, double glazed windows and doors throughout. Viewings come highly recommended by Rush Witt & Wilson sole agents.



Communal Entrance Hallway

Stairs rising to the second floor, door through to:

Private Entrance Hallway

Entry phone system, large storage cupboard, radiator, access to loft space, doors off to the following:

Living Room

19'8 x 11'11 (5.99m x 3.63m)

Double glazed windows and doors overlooking the front elevation and providing access onto the sun balcony, radiator,

Kitchen

15'1 x 8'3 (4.60m x 2.51m)

Dual aspect with windows to the side and rear elevations, a modern fitted kitchen with a range of matching wall and base level units with laminate wood effect worktop surfaces, sink with side drainer and mixer tap, integrated electric oven and grill with four ring electric hob and extractor fan above, space for freestanding fridge and freezer, space and plumbing for washing machine, space for tumble dryer, two large pantry cupboards, tiled splashbacks.

Bedroom One

15'2 x 14'5 (4.62m x 4.39m)

Two sets of double glazed windows to the front elevation, double radiator, built in wardrobe with hanging space and additional storage above.

Bedroom Two

12'3 x 8'1 (3.73m x 2.46m)

Double glazed window to the rear elevation, radiator.

Shower Room

Modern suite comprising low level wc, vanity unit with wash hand basin and mixer tap, large walk in shower cubicle with wall mounted shower controls, chrome shower attachment and chrome shower head, tiled walls, chrome heated towel rail, large airing cupboard with slatted shelving and housing the hot water cylinder, obscure double glazed window to the rear elevation.

Lease & Maintenance

The property has 934 years remaining on the lease, we have been advised that the annual service charge is approximately £1,000 and the annual ground rent is approximately £200.

Agents Note

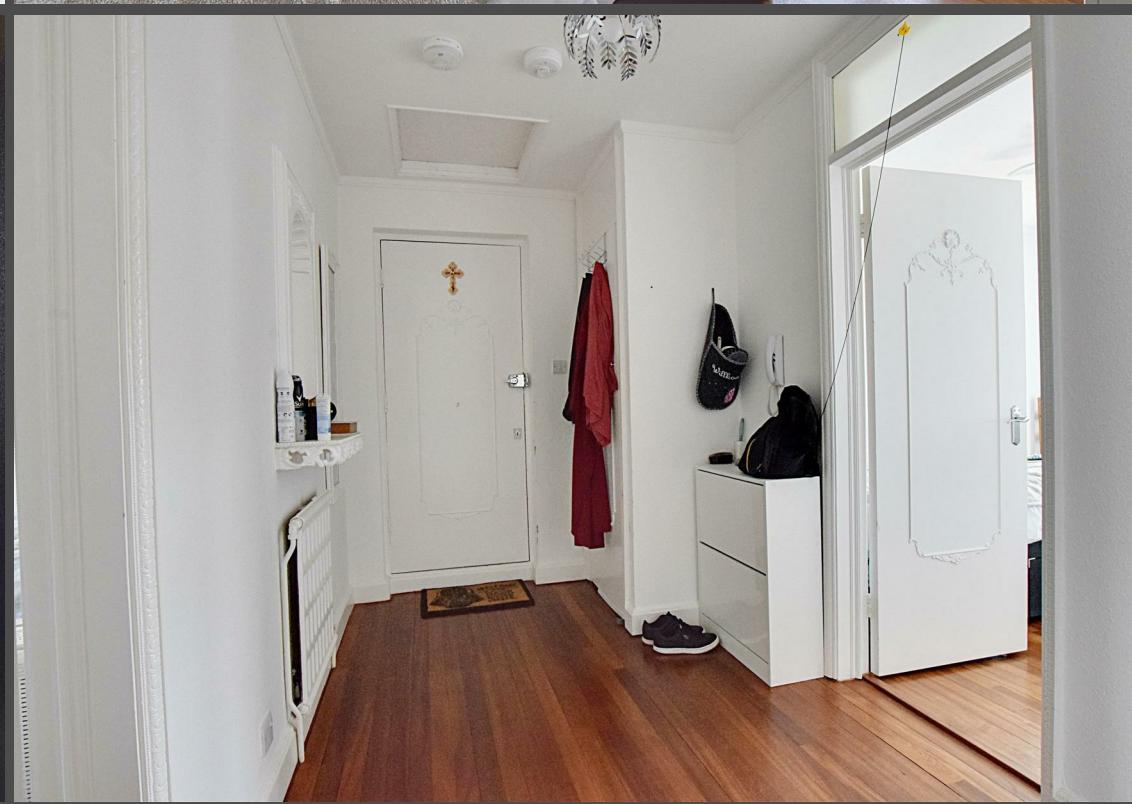
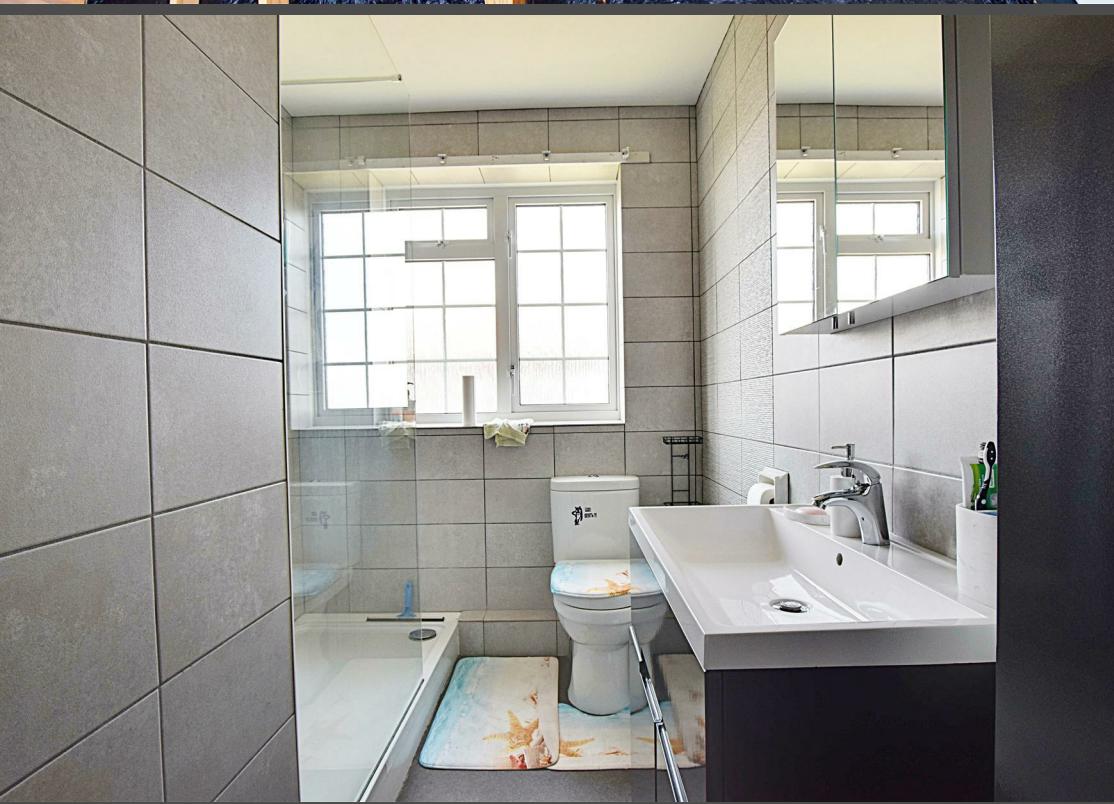
None of the services or appliances mentioned in these sale particulars have been tested.

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.

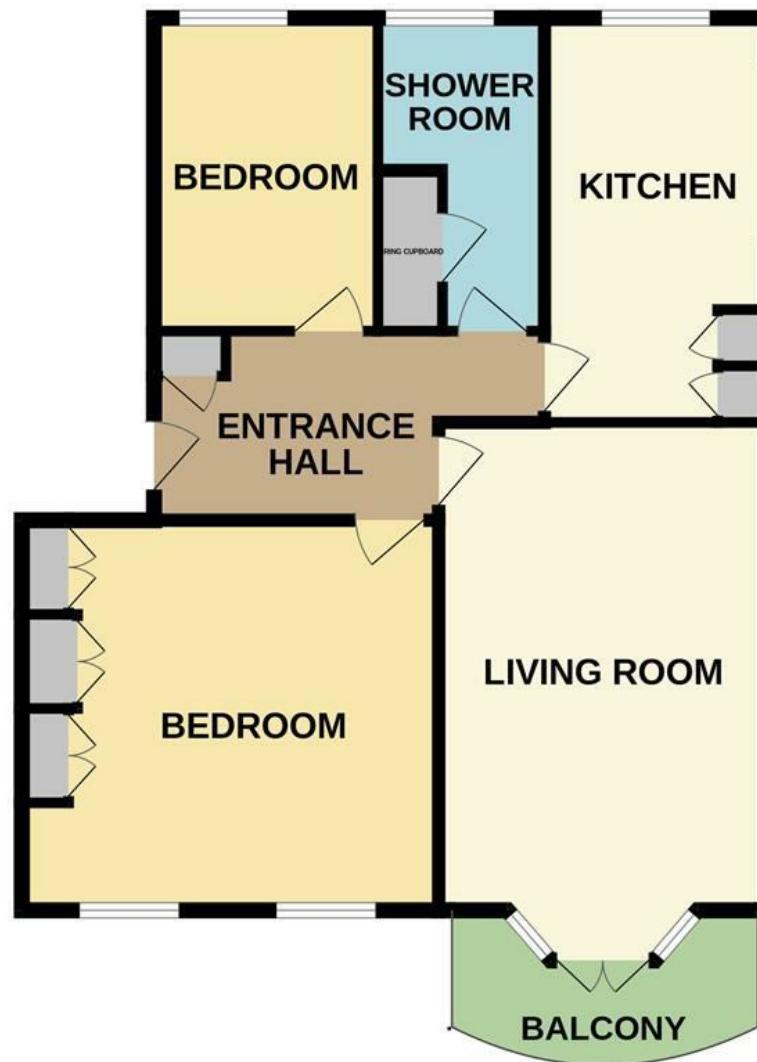
Council Tax Band – B

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

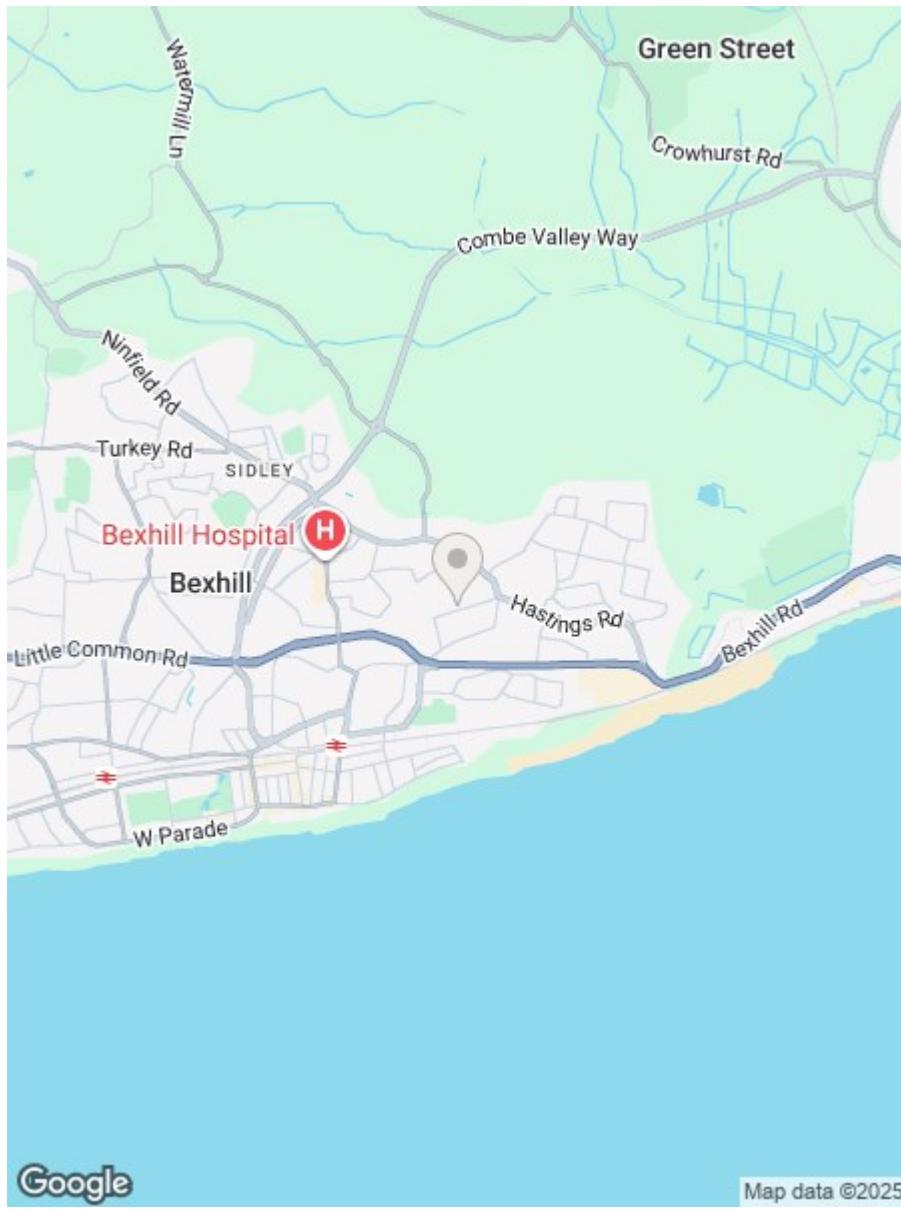


2ND FLOOR
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F	21	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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