

**RUSH  
WITT &  
WILSON**



**Flat 1, 50 Cornwall Road, Bexhill-On-Sea, East Sussex TN39 3JW  
£199,000**

**\* Investment Buy To Let opportunity with tenant in situ, current rental £750 PCM \* Beautifully presented one bedroom ground floor flat with private rear garden, kitchen/breakfast room, lounge, bathroom with w.c, gas central heating system, double glazed windows and doors, viewing recommended by RWW sole agents.**



## **Communal Entrance Hallway**

### **Entrance Hallway**

Double radiator, wood effect flooring.

### **Living Room**

12'4 x 11'2 (3.76m x 3.40m )

Laminate wood flooring, double radiator, bay window to front elevation, Victorian fireplace which is brick built and ornate mantel and surround and tiled inserts.

### **Kitchen/Breakfast Room**

18'4 x 9' (5.59m x 2.74m )

Fitted kitchen comprising a range of base and wall units with laminate roll edge worktops, one and a half bowl single drainer sink unit with mixer tap, gas hob with extractor canopy and light, tiled splashback, integrated oven and grill, plumbing for washing machine, space for fridge and freezer, windows to both the rear and side elevations with door to the rear garden, breakfast bar.

### **Bedroom One**

11'5 x 9'10 (3.48m x 3.00m )

Double radiator, window to the rear elevation.

### **Bathroom**

Suite comprising panelled bath with shower screen and shower attachment, w.c. with low level flush, wall mounted wash hand basin with vanity unit, double radiator, part tiled walls, obscure glass window to the side elevation.

## **Outside**

### **Private Rear Garden**

Small decked area and predominately patioed for low maintenance and enclosed with retaining walls to all sides with a rear gate, outside water tap. Outside toilet with w.c. low level flush and wall mounted gas central heating boiler.

### **Lease & Maintenance**

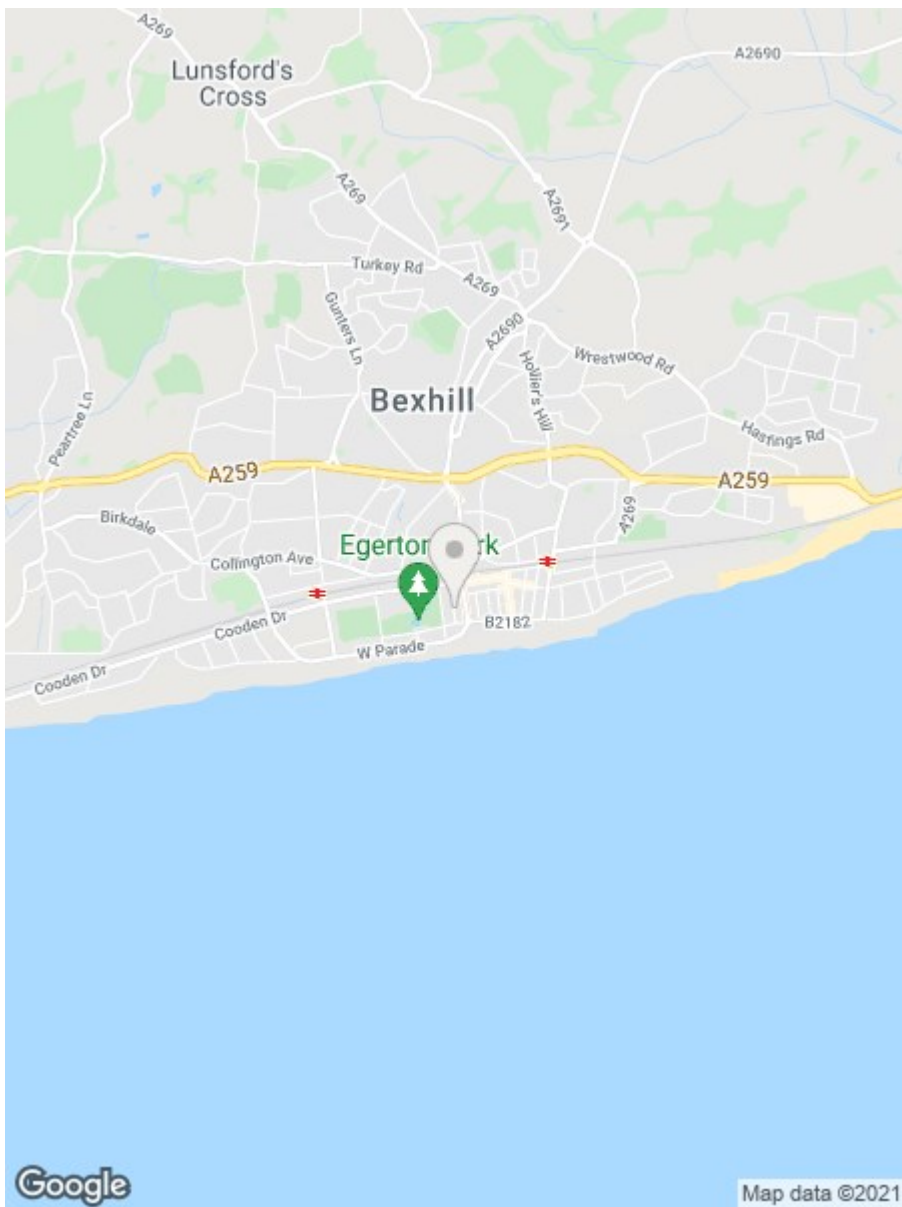
To be advised.

### **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.







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

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

**RUSH  
WITT &  
WILSON**

**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**