

RUSH  
WITT &  
WILSON



**Flat 1, Brockhurst Gate, 141 De La Warr Road, Bexhill-On-Sea, East Sussex  
TN40 2JJ**

**Price Guide £180,000**

**A bright and spacious two bedroom ground floor apartment, situated in this highly convenient location with in short walking distance to retail centre with its wide range of amenities. Internally the property comprises two double bedrooms, living room, fitted kitchen, modern wet room suite. Other internal benefits include storage heaters throughout, double glazed windows and doors. Externally the property boasts off road parking facilities and communal gardens. Viewings come highly recommended by Rush Witt & Wilson sole agents.**



## Communal Entrance Hallway

Leading to:

## Private Entrance Hall

Entry phone system, storage heater, storage cupboard with shelving and housing immersion meter, doors off to the following:

## Living Room

18'4 x 14'5 (5.59m x 4.39m)

Double glazed window to the front elevation, large storage heater.

## Kitchen

12'1 x 6'0 (3.68m x 1.83m)

Fitted kitchen with a range of matching wall and base level units with wood straight edge worktop surfaces, tiled splashbacks, butler sink with mixer tap, space for free standing cooker, space and plumbing for washing machine, space for freestanding fridge and freezer, double glazed window to the side elevation.

## Bedroom One

12'6 x 8'9 (3.81m x 2.67m)

Double glazed window to the front elevation, built in wardrobe cupboards, storage heater.

## Bedroom Two

14'0 x 6'6 (4.27m x 1.98m)

Double glazed window to the front elevation, storage heater.

## Wet Room

Suite comprising low level wc, floating wash hand basin with mixer tap, walk in shower with wall mounted shower controls, chrome shower attachment and chrome shower head, tiled walls.

## Outside

## Communal Gardens

Well established with various shrubs, plants and trees.

## Allocated Parking

Allocated space with visitor parking available.

## Tenure

Leasehold with 91 years remaining, we have been advised that the annual ground rent is approx. £100 and the service charge is £480 every 6 months.

## 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 – C

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.

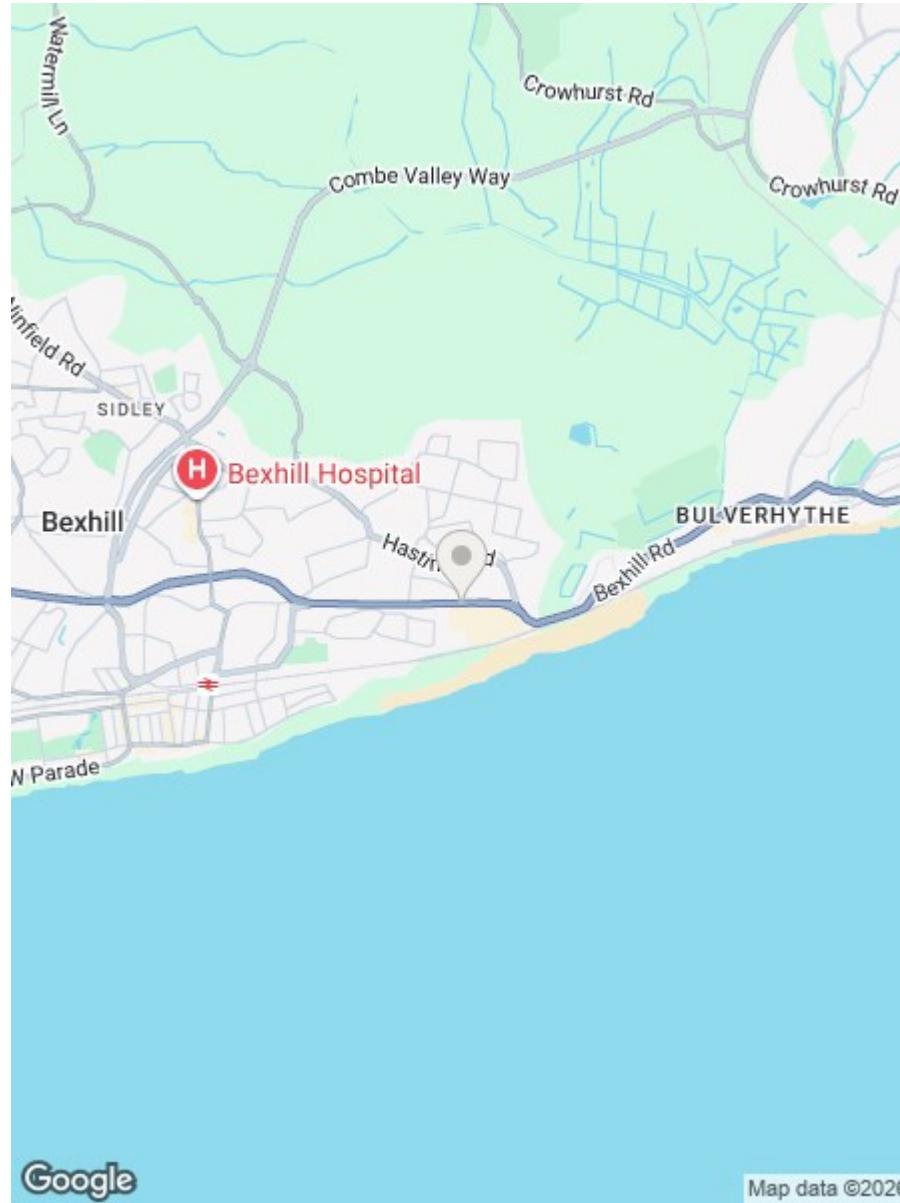


GROUND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 605 sq.ft. (56.2 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	70	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	