RUSH WITT & WILSON

24a Parkhurst Road, Bexhill-On-Sea, East Sussex TN40 1DF

£259,950

A stunning four bedroom first and second floor maisonette situated in an excellent location within Bexhill town centre within easy reach of all the local amenities, the property is presented to an exceptional standard with kitchen/breakfast room, bathroom, separate wc, large double bedroom and spacious bright southerly facing living room, on the second floor can be found three additional large double bedrooms with en-suite to master bedroom, gas central heating system, double glazed windows and doors, evening and weekend off road parking to the rear of the property, VACANT POSSESSION, viewing is considered essential by RWW sole agents.

Entrance Lobby
With entrance door.

Private Entrance Hallway
With stairs to first floor, double radiator, window over looking the front elevation, large built in storage cupboards, wood affect laminate flooring.

Kitchen/Breakfast Room
10'5 x 12'3 (3.18m x 3.73m)
Windows to both side and door to rear elevation leads out onto a beautiful sun terrace, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowel single drainer sink unit with mixer tap, washing machine, double oven and grill with gas hob and extractor canopy and light, tiled splashbacks, space for fridge/freezer, double radiator, wood affect laminate flooring, Washing machine/fridge freezer/gas cooker included .

Bathroom
Modern suite comprising wall mounted wash hand basin with vanity unit beneath, two heated chrome towel rails, laminate wood affect flooring, obscured glass window to side elevation, tiled walls, panelled bath with hand shower attachment with fixing.

WC
Modern suite comprising wc with low level flush, wall mounted wash hand basin with vanity unit beneath, single radiator, laminate wood affect flooring, obscured glass window overlooks the side elevation.

Bedroom One
13'5 x 11'4 (4.09m x 3.45m)
Window to rear elevation, built in wardrobe cupboard, fitted dressing table, laminate wood affect flooring, single radiator.

Living Room
15'5 x 15'2 (4.70m x 4.62m)
Large bay window over looks the front elevation with southerly aspect, double radiator, fitted book shelving and storage cabinets with tv display shelve, ornate fireplace with marble surround and plinth.

Second Floor Landing
Window to front elevation, double and single radiator, access to roof space.

Bedroom Two
15'5 x 15'4 (4.70m x 4.67m)
Large bay window overlooks the southerly front elevation, double radiator.

Bedroom Three
13'7 x 12'7 (4.14m x 3.84m)
Window to rear elevation, double radiator, built in wardrobe cupboard.

Bedroom Four
13'3 x 10'4 (4.04m x 3.15m)
Window to rear elevation, double radiator, fitted bedroom furniture comprising dressing table and drawers, overhead locker storage, fitted wardrobes with pull out double bed.

En-Suite
Modern suite comprising panelled bath, inset wash hand basin with vanity unit, wc with low level flush, boiler cupboard, access to additional eaves storage space, additional vanity unit, velux window overlooks the rear elevation.

Outside

Lease And Maintenance
Leasehold 145 years remaining, approx. £220 pa.

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.

1ST FLOOR
APPROX. FLOOR
AREA 740 SQ.FT.
(68.7 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 731 SQ.FT.
(67.9 SQ.M.)

ENTRANCE FLOOR
APPROX. FLOOR
AREA 38 SQ.FT.
(3.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1509 SQ.FT. (140.2 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, 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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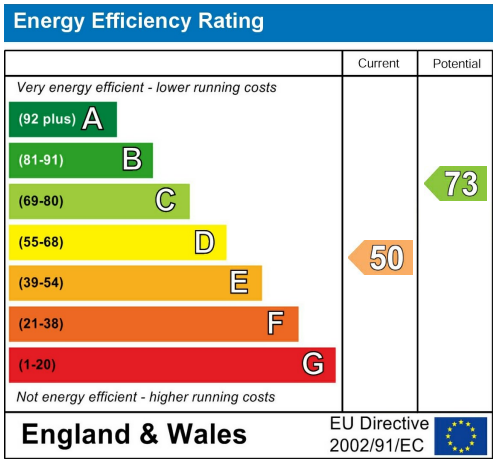

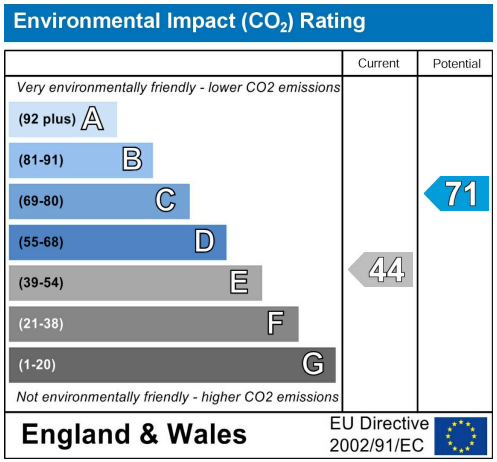

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