

**RUSH  
WITT &  
WILSON**



**Flat B, 15 Holliers Hill, Bexhill-On-Sea, East Sussex TN40 2DY  
£195,000**

**A beautiful two double bedroom maisonette with pleasant views over Bexhill towards the sea, share of freehold, gas central heating system, double glazed windows and doors, situated on the first and second floor, off road parking to the rear allocated, vacant possession, utility room, kitchen/ breakfast room, downstairs cloakroom. Viewing comes highly recommended by RWW sole agents.**



**Communal Entrance****Private Entrance Hallway****First Floor Landing Hallway****Cloakroom****Living Room**

16'3 x 15'4 (4.95m x 4.67m)

**Kitchen/ Breakfast Room**

12'8 x 9'10 (3.86m x 3.00m)

**Utility Room****Second Floor Landing****Bedroom One**

16'3 x 13'3 (4.95m x 4.04m)

**Bedroom Two**

12'9 x 9'8 (3.89m x 2.95m)

**Bathroom****Outside Allocated Off Road Parking****Maintenance Details**

Share of freehold, remainder of 999 year lease, 60/40 Split maintenance fee's.

**Agents Notes**

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 CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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**Residential Estate Agents  
Lettings & Property Management**



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