

**RUSH
WITT &
WILSON**



**4a Fairmount Road, Bexhill-On-Sea, East Sussex TN40 2HN
Offers In Excess Of £199,950**

A beautifully presented one bedroom ground floor flat with large private garden and front, presented to an exceptional standard by the current owners, with modern kitchen and bathroom, gas central heating system, double glazed windows and doors, private entrance, NO ONWARD CHAIN, selling with freehold. Viewing comes highly recommended by RWW sole agents. Council Tax Band A.



Entrance Hall

With entrance door, obscured glass window to the side elevation, large walk in storage cupboard housing the gas central heating and domestic hot water boiler.

approximate and should not be relied upon for any other purpose.

Living Room

15'3" x 10'10" (4.67 x 3.31)

Door leads out to the private rear garden, vertical radiator.

Kitchen

16'0" x 7'11" (4.90 x 2.43)

Beautiful modern kitchen comprising a range of base and wall units with laminate wood effect worktops, one and half bowl single drainer stainless steel sink unit with mixer tap, gas hob with matching extractor canopy and light, re-fitted electric oven and grill, plumbing for washing machine and dishwasher, tiled splashbacks, window to the rear elevation, door and obscured window to side, built in fridge and freezer, space for tumble dryer.

Inner Hallway**Bedroom**

14'8" x 9'6" (4.48 x 2.92)

Window to the front elevation, double radiator.

Bathroom

Modern full suite comprising panelled bath with hand/shower attachment, pedestal mounted wash hand basin, wc with low level flush, tiled splashback, heated towel rail, double radiator, obscured glass windows to both the front and side elevations.

Outside**Private Front & Rear Gardens**

Mainly laid to lawn, all enclosed with fencing to all sides, mature shrubbery, plants and trees can be found, summerhouse, patio areas, private access.

Lease and Maintenance

148 years remaining on lease, sold with freehold of building, 1/3 share of maintenance, £180 PA buildings insurance.

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



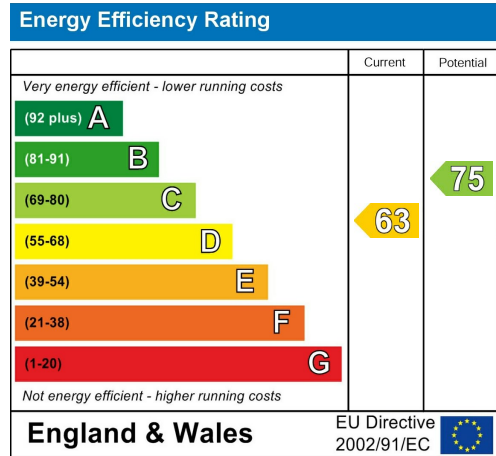
GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 535 sq.ft. (49.7 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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