

**RUSH  
WITT &  
WILSON**



**Flat 1 38 Amherst Road, Bexhill-On-Sea, East Sussex TN40 1QJ  
£255,000**

**A bright and spacious two bedroom ground floor flat with private front and rear gardens, easy access to Bexhill town centre with it's excellent range of shopping facilities, services, mainline railway station to London, gas central heating system, double glazed windows and doors, SHARE OF FREEHOLD, private entrance, viewing comes highly recommended by RWW sole agents. Council Tax Band A.**



**Entrance Hall**

With single radiator, built in storage cupboards.

**Living Room**

13'10" x 17'3" (4.23 x 5.26)

Bay window overlooks the westerly front elevation, double radiator, feature fireplace.

**Kitchen/Breakfast Room**

10'10" x 10'8" (3.32 x 3.27)

Window overlooks the rear elevation onto the private rear garden, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, plumbing for washing machine and plumbing for dishwasher, space for fridge/freezer, area for table and chairs, double radiator, space for cooker, extractor canopy and light, tiled splashback.

**Bedroom One**

11'10" x 10'4" (3.61 x 3.15)

Door and window overlook and lead out onto the rear garden, single radiator.

**Bedroom Two**

11'9" x 9'11" (3.59 x 3.04)

Window to the side elevation, double radiator.

**Rear Lobby**

Single radiator, door to side offering private entrance.

**Bathroom**

Wet-room with wall mounted electric shower unit, controls and showerhead, double radiator, pedestal wash hand basin, wc with low level flush, tiled walls.

**Outside****Private Front Garden**

Mainly laid to lawn with some shrubbery, hedging to one side, pathway leads to the private entrance and rear garden.

**Rear Garden**

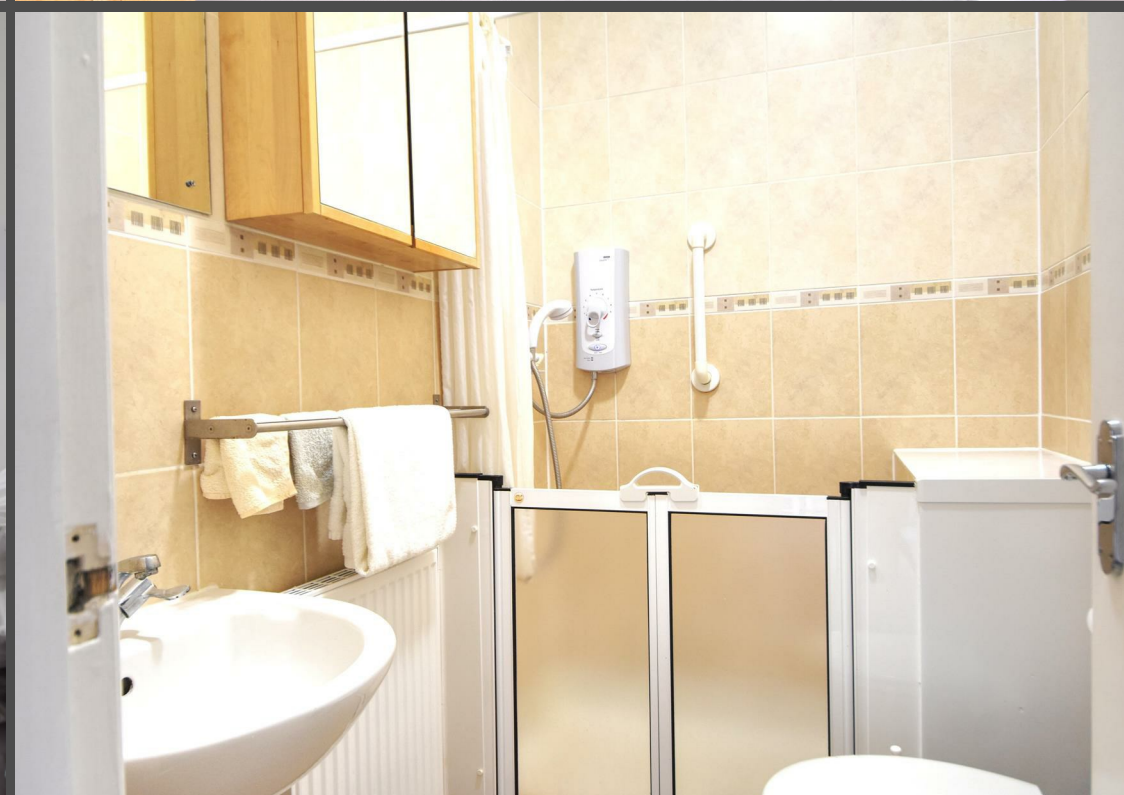
Mainly laid to lawn, all enclosed with fencing and walls, offering privacy and seclusion, decked area for alfresco dining, outside water tap, hard standing for bin storage.

**Lease and Maintenance**

Share Of Freehold, 1/3 share.

**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.

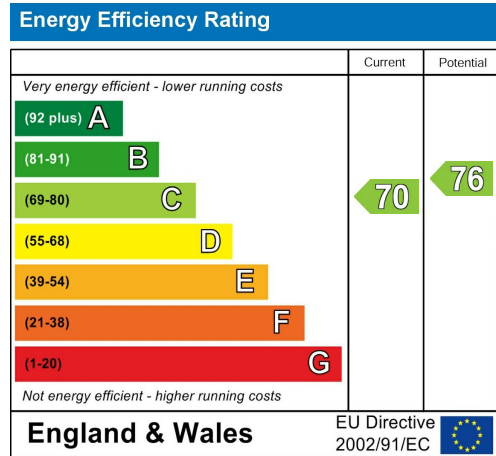
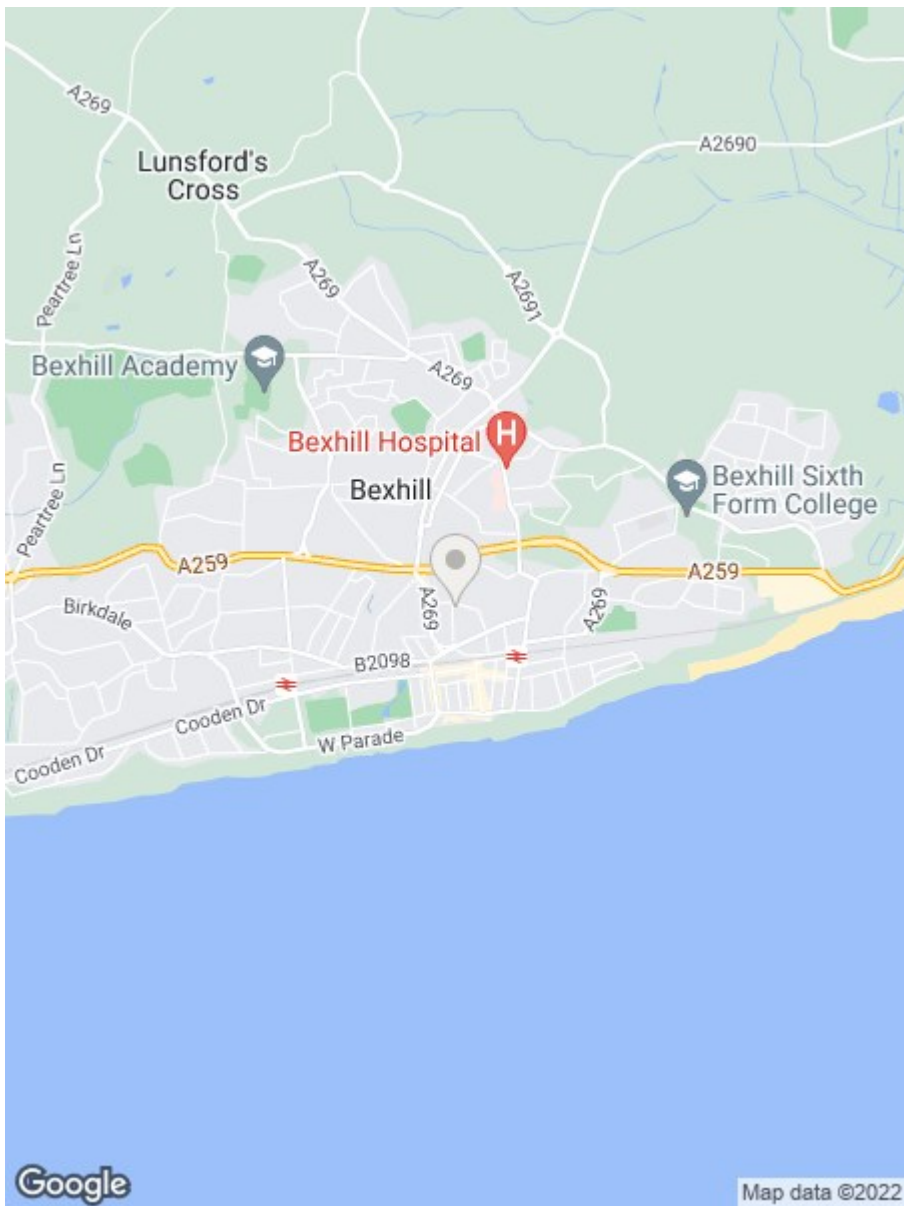


GROUND FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 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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