RUSH
WITT &
WILSON

Flat 3, 12 High Street, Bexhill-On-Sea, East Sussex TN40 2HA
Offers In Excess Of £285,000 Share of Freehold

About this property

A beautifully presented and characterful ground floor apartment, renovated to an exceptional standard by the current owner. This impressive apartment features a spacious open-plan kitchen and living area, complete with a bespoke fitted kitchen incorporating a central island and quartz work surfaces. Additional highlights include elegant Herringbone flooring, a feature fireplace, windows to the front elevation with bespoke wooden shutters, ceiling roses and cornicing, all combining to create a perfect blend of period charm and modern sophistication.

The property further benefits from three generously proportioned double bedrooms, including a superb principal bedroom with en-suite facilities, in addition to a stylish and contemporary family bathroom. Internal features also include gas central heating via radiators and double glazing throughout.

Externally, the apartment offers an allocated off-road parking space together with an EV charging point.

Ideally situated within the picturesque Old Town of Bexhill, the property enjoys easy access to an excellent range of local amenities, as well as the popular Manor Gardens, Bexhill town centre, Bexhill railway station, and the seafront are all within a short walk.

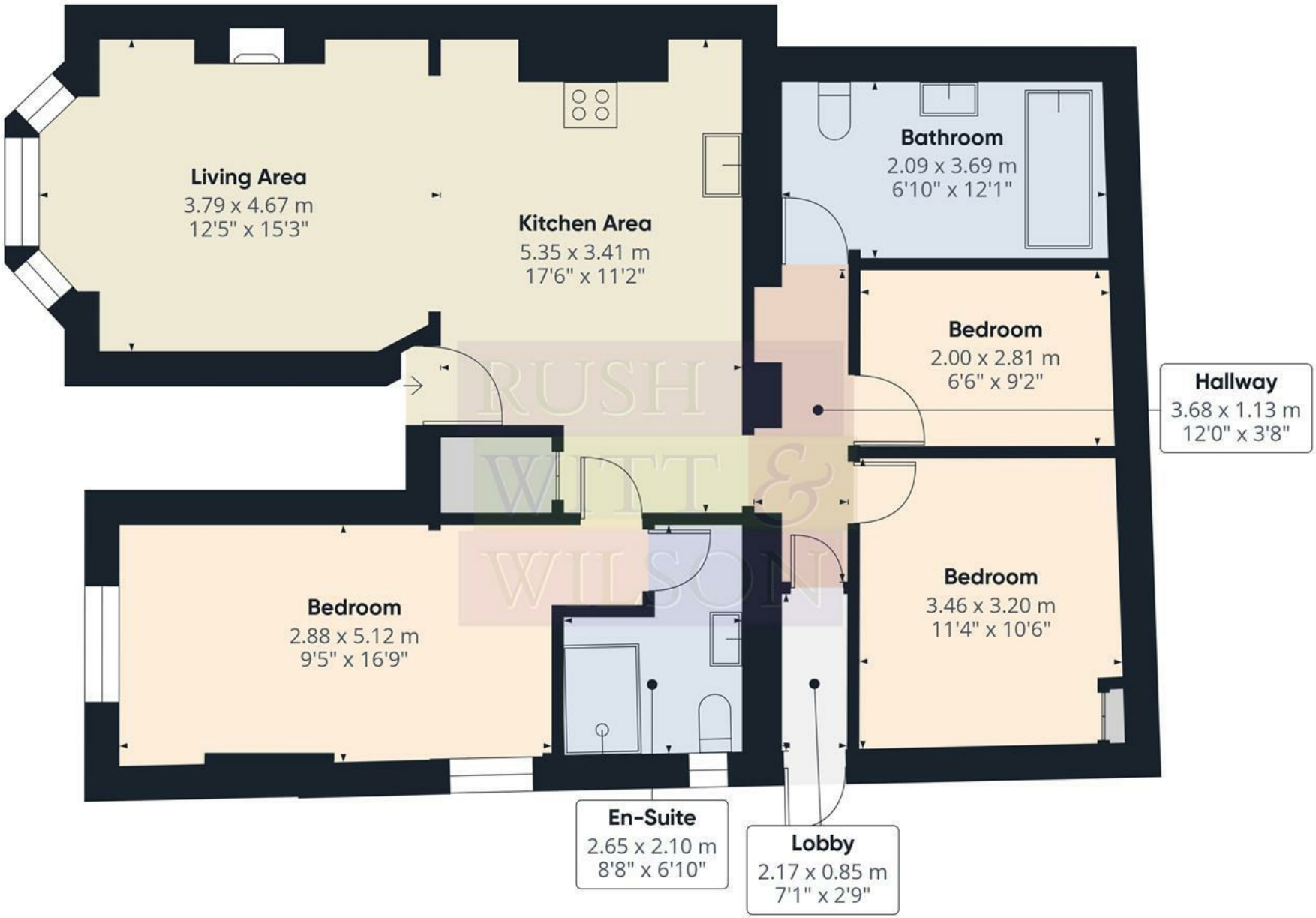
We have been advised by the vendor that the property benefits from a 1/3 share of freehold, no ground rent and a remainder of a 999 year lease.

Viewing comes highly recommended by Rush, Witt & Wilson sole agents.

SMEG
RUSH
WITT &
WILSON

RUSH
WITT &
WILSON

MAISON BE
WATURE



RUSH WITT & WILSON

Approximate total area(1)

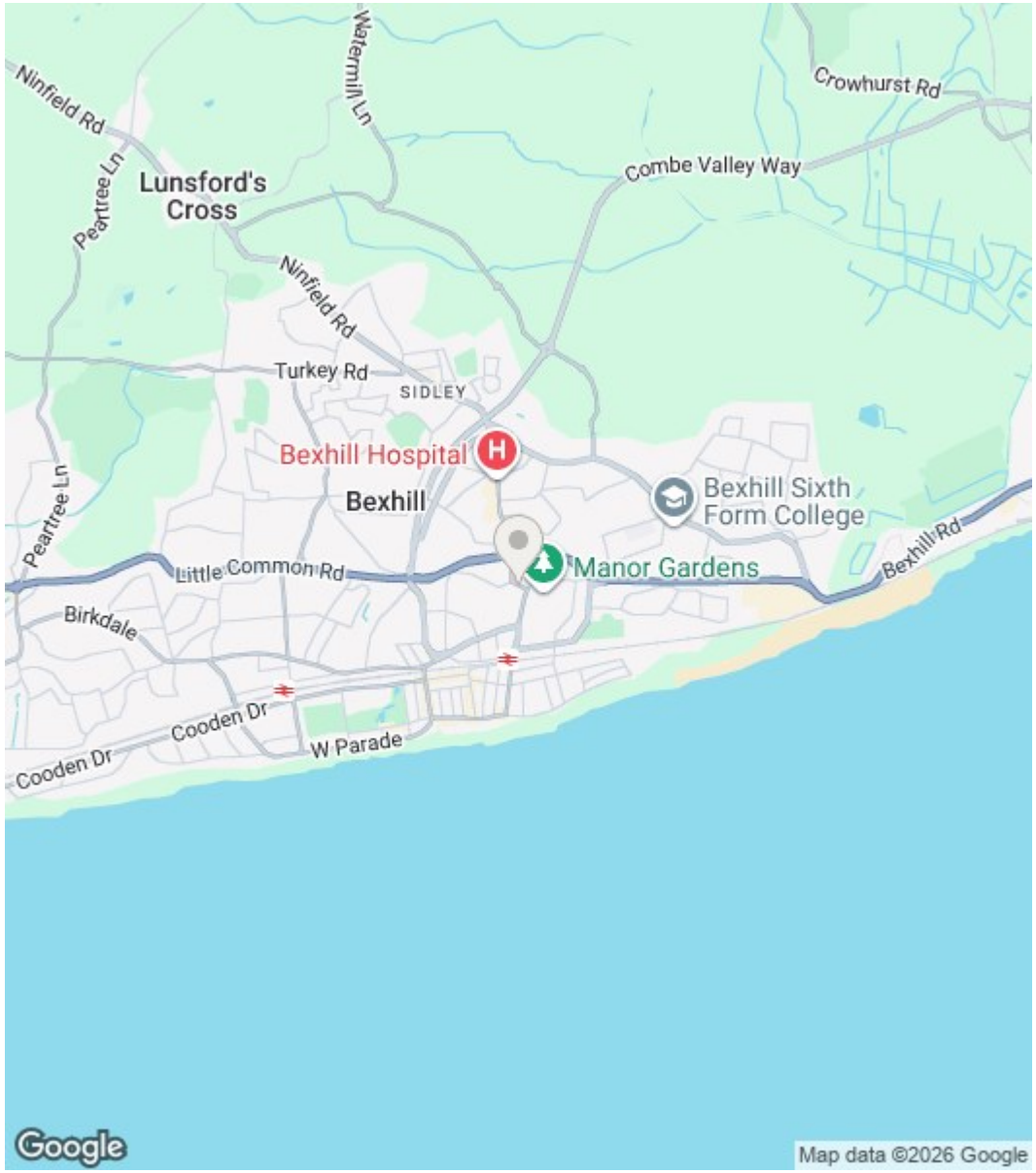
82.1 m²

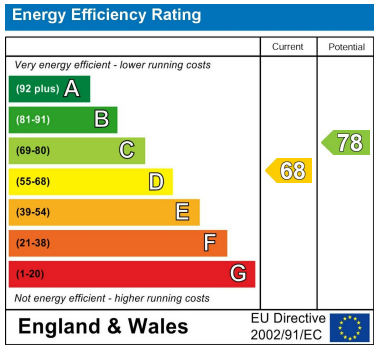
885 ft²

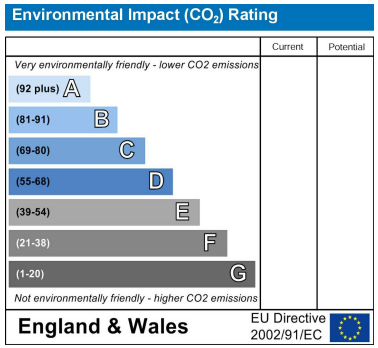
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman
Relocation agent network

3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk