

**RUSH
WITT &
WILSON**



**Flat 2 Buckhurst Court Buckhurst Road, Bexhill-On-Sea, East Sussex TN40 1QE
£255,000 Share of Freehold**

A stunning two bedroom ground floor apartment situated within a stones throw of Bexhill town centre, with its wide range of amenities, Bexhill seafront, Bexhill mainline train station with direct links to London, Victoria, Ashford International, Gatwick airport. Offering bright and spacious accommodation throughout the property comprising living room, modern fitted kitchen, two double bedrooms, modern bathroom suite, beautiful Herringbone style flooring throughout. Externally the property benefits from residents parking to the front, garage en-bloc and private rear garden. Other internal benefits include gas central heating to radiators, double glazed windows and doors and ample storage space. Viewing comes highly recommended by Rush Witt & Wilson, sole agents.



Communal Entrance Hallway

Leading to:

Private Entrance Hall

Entrance door, ample storage space with multiple storage cupboards, beautiful parquet flooring.

Living Room

15'3 x 10'5 (4.65m x 3.18m)

Double glazed windows to the front elevation, radiator, fireplace with electric flame effect fire, beautiful corner storage seating, parquet flooring.

Bedroom One

13'10 x 10'6 (4.22m x 3.20m)

Double glazed window to the rear elevation, double radiator, built-in wardrobe cupboards.

Bedroom Two

10'10 x 8'8 (3.30m x 2.64m)

Double glazed window to the front elevation, radiator.

Kitchen

13' x 9' (3.96m x 2.74m)

Modern fitted kitchen with a range of matching wall and base level units with straight edge quartz worktop surfaces, one and a half bowl sink with drainer and mixer tap, integrated electric oven with additional electric microwave, four ring electric hob with extractor fan above, space and plumbing for washing machine, integrate fridge and freezer, breakfast bar, pantry cupboard, double glazed windows to the rear and side elevations.

Bathroom

Two sets of double glazed windows to the side elevation, modern suite comprising wc with low level flush, vanity unit, wash hand basin and mixer tap, panelled bath with chrome mixer tap and an additional walk-in shower cubicle with chrome wall mounted shower controls, shower attachment and showerhead, radiator, airing cupboard housing the gas central heating boiler, tiled walls, tiled flooring.

Outside

Front of Property

Driveway providing communal off road parking.

Rear of Property

Private rear garden which is beautifully established with well maintained lawned area and multiple raised flowerbeds.

Garage En-Bloc

Up and over door.

Lease & Maintenance

Share of Freehold with 969 years remaining on the Lease.
Service Charge - £1,800.00 per year equal to £150 PCM
Includes building insurance, building maintenance, window cleaning, communal garden area

Agents Note

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).

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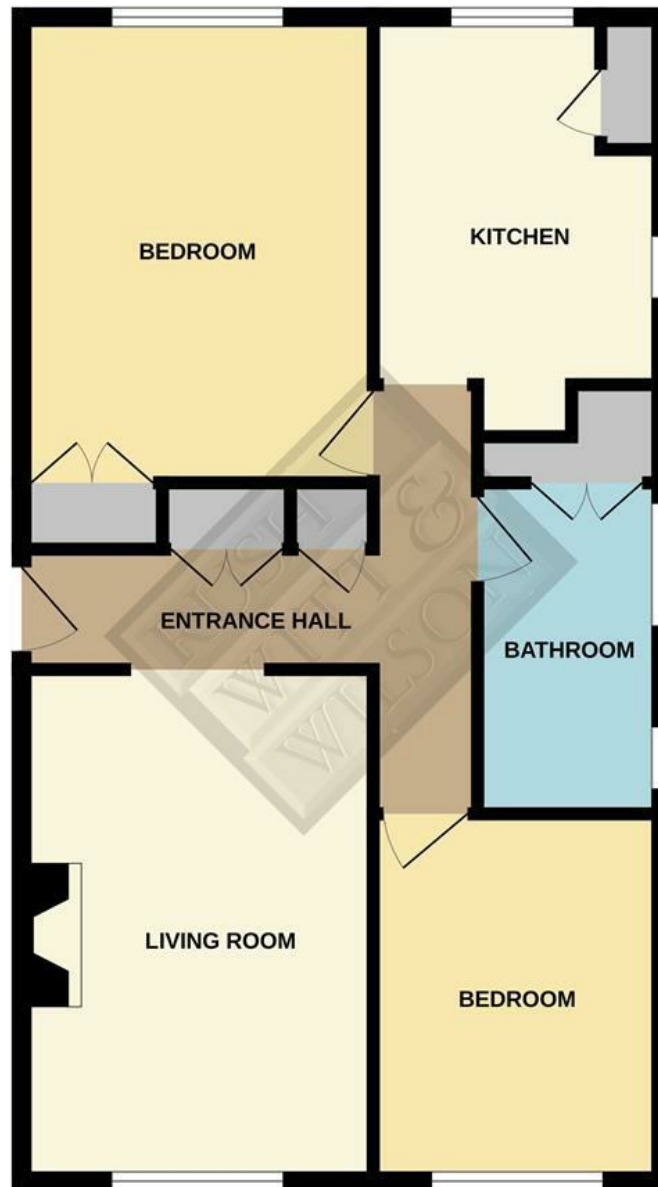
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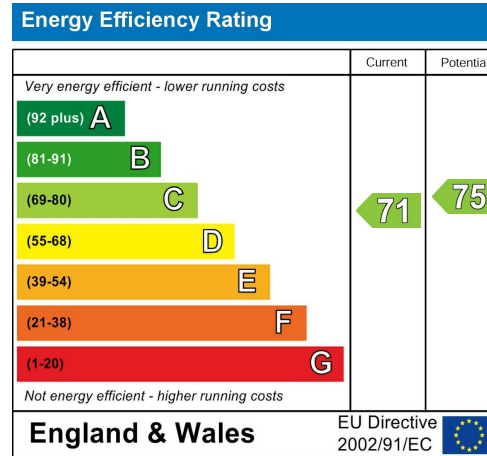
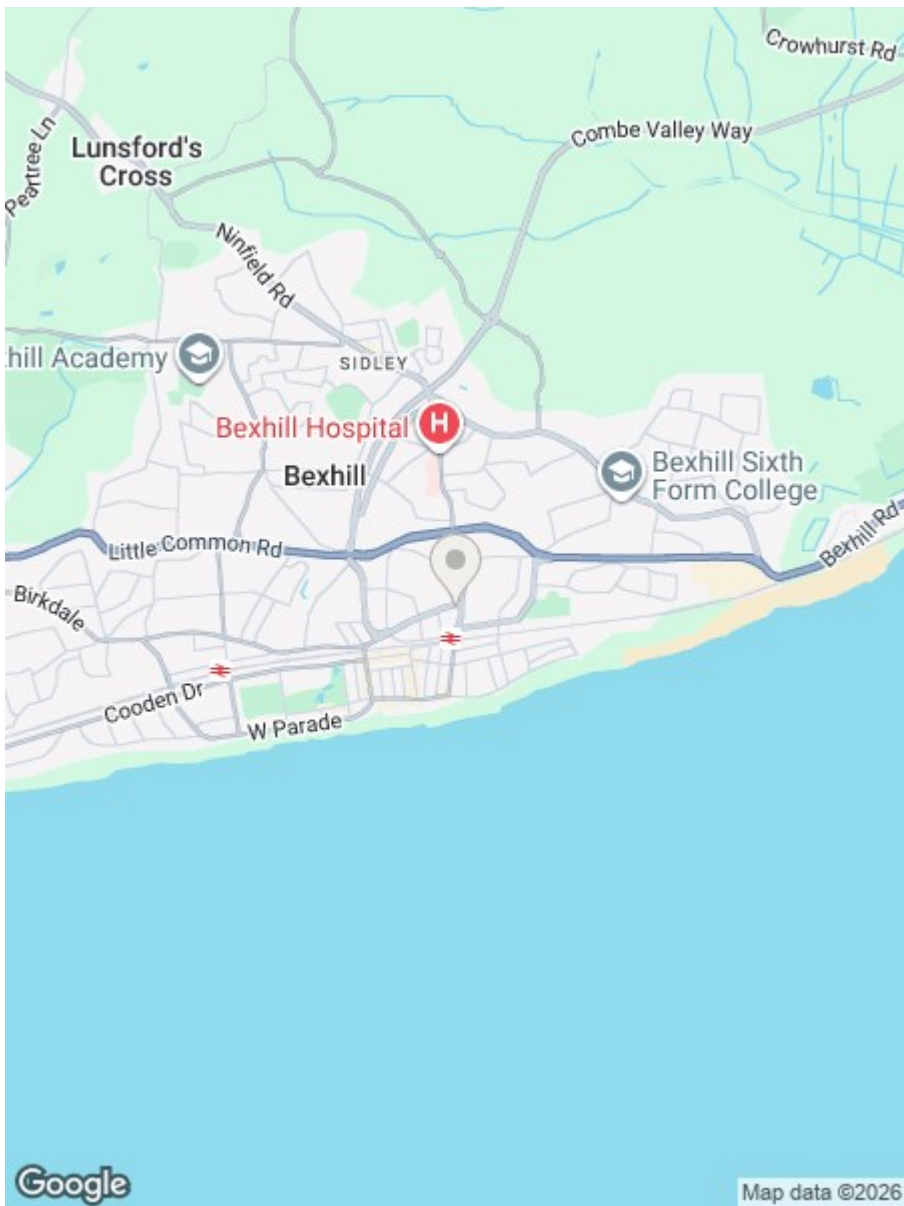


GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 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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