

**RUSH
WITT &
WILSON**



**Flat 4, 18a St. Leonards Road, Bexhill-On-Sea, East Sussex TN40 1HN
£185,000 Leasehold**

A beautifully presented second floor two bedroom flat, conveniently situated in Bexhill Town Centre with its excellent range of shopping facilities and services, mainline railway station to London and seafront promenade. The property occupies the corner of St Leonards Road and Eversley Road, Bexhill, double glazed windows and doors throughout, storage heaters, entry phone system, modern kitchen and shower room, recently refurbished to an excellent standard by the current vendors, the property has 149 years remaining on the lease.



Communal Entrance Hallway

Entrance door, entry phone system, stairs rising to the second floor.

Private Entrance Hallway

Night storage heater, small storage cupboard, doors off to the following:

Living Room

15'1 x 11'6 (4.60m x 3.51m)

Bay window overlooking the front elevation, night storage heater.

Kitchen

8'10 x 11' (2.69m x 3.35m)

Window to the front elevation, modern fitted kitchen comprising range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, integrated dishwasher, integrated oven and grill, electric hob, space and plumbing for washing machine, fridge/freezer (to remain), mosaic tiled splashbacks.

Bedroom One

14'3 x 16'3 (4.34m x 4.95m)

Bay window overlooking the side elevation, exposed floorboards, matching chest of drawers and wardrobe cupboards, recessed fireplace with oak bressumer.

Bedroom Two

10'8 x 6'10 (3.25m x 2.08m)

Window to side elevation.

Shower Room

A modern suite beautifully designed comprising pedestal wash hand basin with mirror and halo light, low level wc, walk in shower cubicle with wall mounted electric shower unit, controls and showerhead, wall mounted electric heater, wall mounted vanity unit, beautiful grey marble ceramic floor and wall tiling.

Tenure

Lease Details

149 Years remaining on Lease, we have been advised that the annual service charge and ground rent is approx. £2,500

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.

Council Tax Band –

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

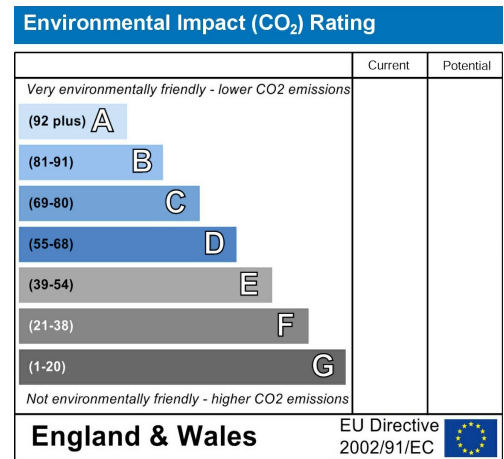
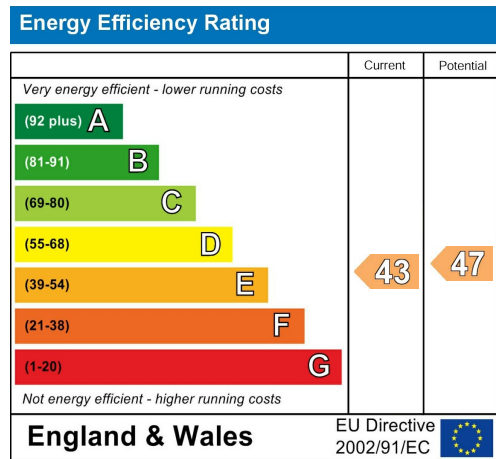
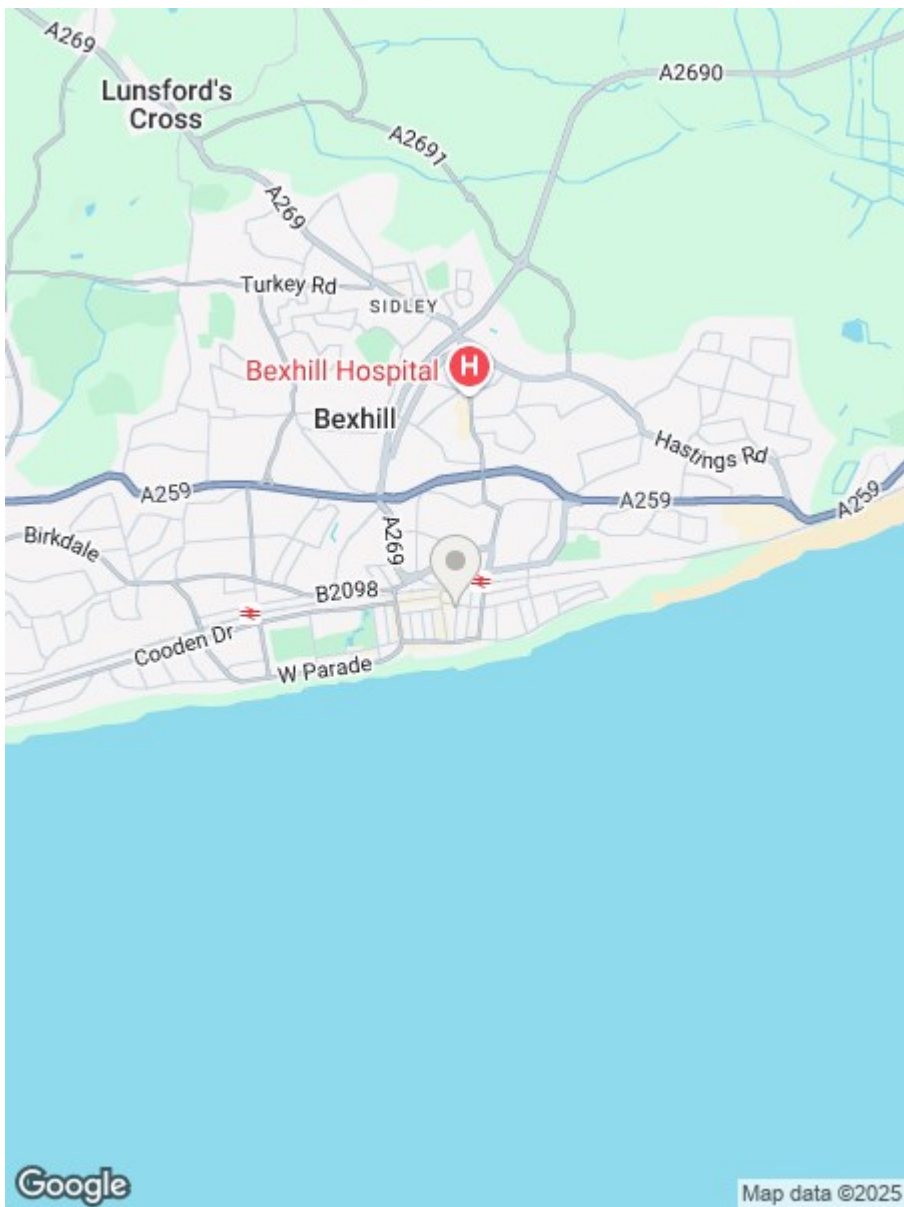




TOTAL APPROX. FLOOR AREA 567 SQ.FT. (52.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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