

**RUSH  
WITT &  
WILSON**



**34 Wickham Avenue, Bexhill-On-Sea, East Sussex TN39 3EN  
£220,500**

**A bright & spacious two bedroom ground floor flat with private gardens situated within walking distance of Bexhill seafront/promenade, town centre and both Bexhill and Collington mainline rail stations. With private entrance, kitchen/ breakfast, front & rear lobbies, gas central heating system, double glazed windows and doors, share of freehold, viewing highly recommended by RWW sole agents.**



**Entrance Lobby**

With private entrance door.

**Entrance Hall**

Double radiator.

**Living Room**

15'5 x 13' (4.70m x 3.96m )

Double radiator, oak effect flooring, windows and doors leading out onto rear garden, feature fireplace.

**Kitchen**

12'9 x 10'5 (3.89m x 3.18m )

Window to rear elevation, double radiator. Fitted kitchen comprising a range of base and wall units with laminated roll edge worktops, single drainer stainless steel sink unit with mixer tap, part tiled walls, Range style cooker with oven and grill, gas hob, space for fridge, space for tumble dryer.

**Rear Lobby**

Door leading out to the side, plumbing for washing machine, plumbing space for dishwasher and space for freezer, modern wall mounted gas boiler supplying domestic hot water and gas central heating.

**Bedroom One**

17' x 12'8 (5.18m x 3.86m )

Double radiator, oak effect flooring, bay window southerly facing, ornate fireplace.

**Bedroom Two**

11'10 x 8'2 (3.61m x 2.49m )

Windows to both rear and side elevations. Double radiator.

**Bathroom**

Suite comprising panelled bath with ornate shower hand attachment. wc with low level flush, pedestal wash hand basin with tiled splash-back, heated chrome towel rail, obscure glass window to front elevation.

**Outside****Front Garden**

Is enclosed by a retaining wall, mainly patio with the garden southerly facing with a low maintenance patio area and flower and shrub beds.

**Rear Garden**

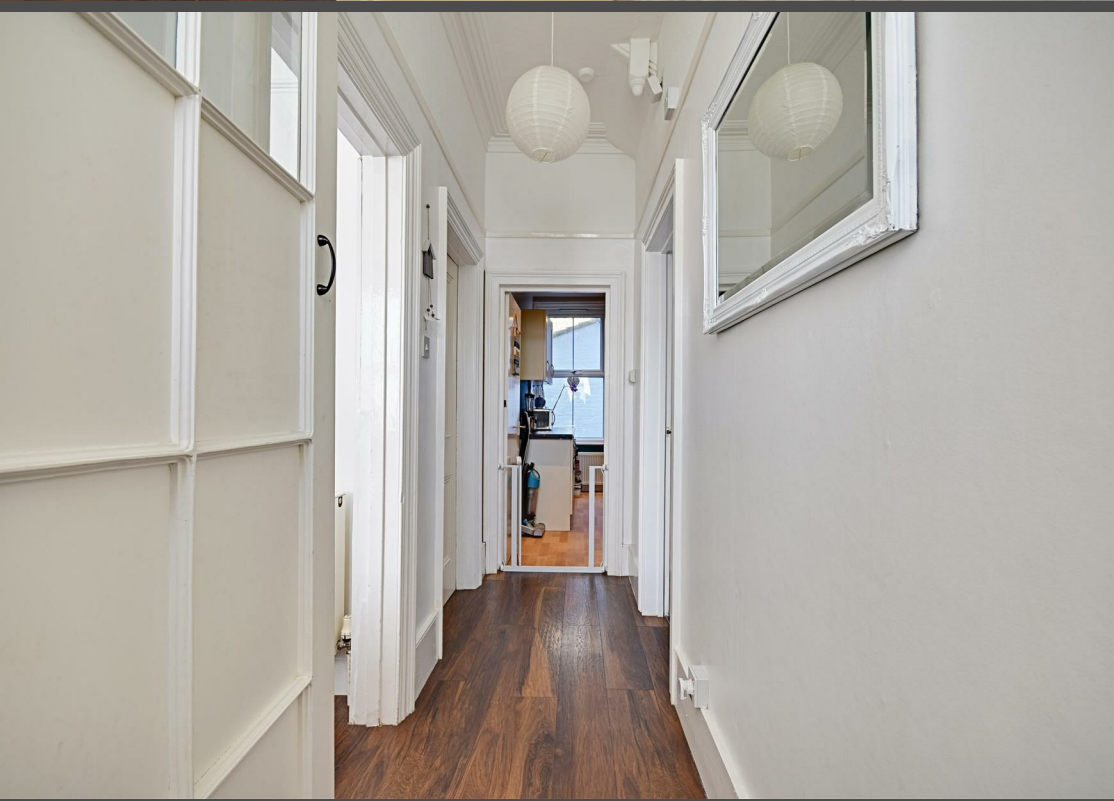
Mainly laid to lawn, patio area for alfresco dining, backs onto some trees and there is a large timber framed shed to the rear of the garden. Outside power socket and outside water tap.

**Maintenance Details**

One third share as and when required. Share of Freehold. There is approximately 91 years remaining.

**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





TOTAL APPROX. FLOOR AREA 768 SQ.FT. (71.3 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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**Residential Estate Agents  
Lettings & Property Management**



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