

**RUSH  
WITT &  
WILSON**



**Flat 1, St Peters Mews Church Street, Bexhill-On-Sea, East Sussex TN40 2EU**  
**Offers In Excess Of £188,000**



**A spacious two bedroom retirement ground floor apartment with small private rear garden, accommodation comprising entrance hallway, fitted kitchen, lounge, two bedrooms and wet room. Other benefits include night storage heaters, property is situated in the beautiful Old Town of Bexhill with private picturesque mews and attractive communal gardens. This particular retirement apartment comes with its own private garden to the rear and viewing comes highly recommended by Rush Witt & Wilson.**





**Private Front Entrance Door**

**Entrance Hallway**

Oak flooring, built-in storage cupboard, night storage heater, built-in airing cupboard with pre-lagged hot water cylinder/immersion heater.

**Living Room**

12'2 x 10'8 (3.71m x 3.25m)  
Window to the front southerly elevation, night storage heater, brick built fireplace.

**Kitchen**

9'1 x 5'7 (2.77m x 1.70m)  
Window to side elevation, fitted kitchen comprising a range of base and wall units with laminate worktops, one and a half single drainer sink unit with mixer tap, plumbing for washing machine, space for cooker, space for fridge/freezer, tiled splashback.

**Bedroom One**

10'9 x 10'11 (3.28m x 3.33m)  
Window and door that leads out onto a private rear garden, oak flooring, night storage heater.

**Bedroom Two**

9'4 x 7'8 (2.84m x 2.34m)  
Window to the front southerly elevation, oak flooring, wall mounted panel heater.

**Wet Room**

Wet room style with shower screen, electric shower unit controls and showerhead, wc with concealed cistern, wall mounted wash hand basin with vanity cupboard beneath and tiled splashbacks and cupboard above, electric ladder towel rail, mirror with light and obscured glass window to the rear elevation.

**Outside**

**Private Garden**

Enclosed with fencing and part stone wall to all sides, chip stone and raised shrub beds with Laurel hedging.

**Communal Gardens**

Mainly laid to lawn with a whole host of beautiful shrubbery and plants of various kinds.

**Lease & Maintenance**

Leasehold with 119 years from 1994 - 88 years remaining. We have been advised that the maintenance is approximately £1,608 per annum and the ground rent is £50 per annum.

**Agents Note**

Council Tax Band - C

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.

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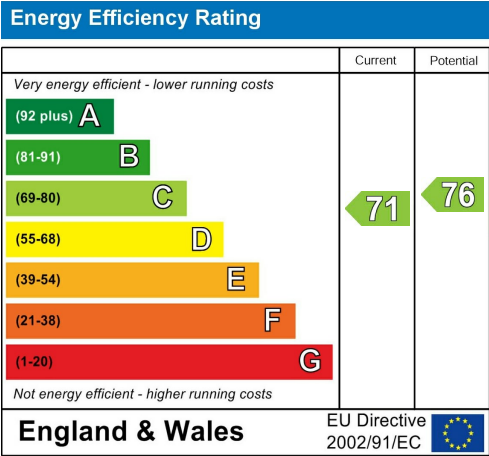
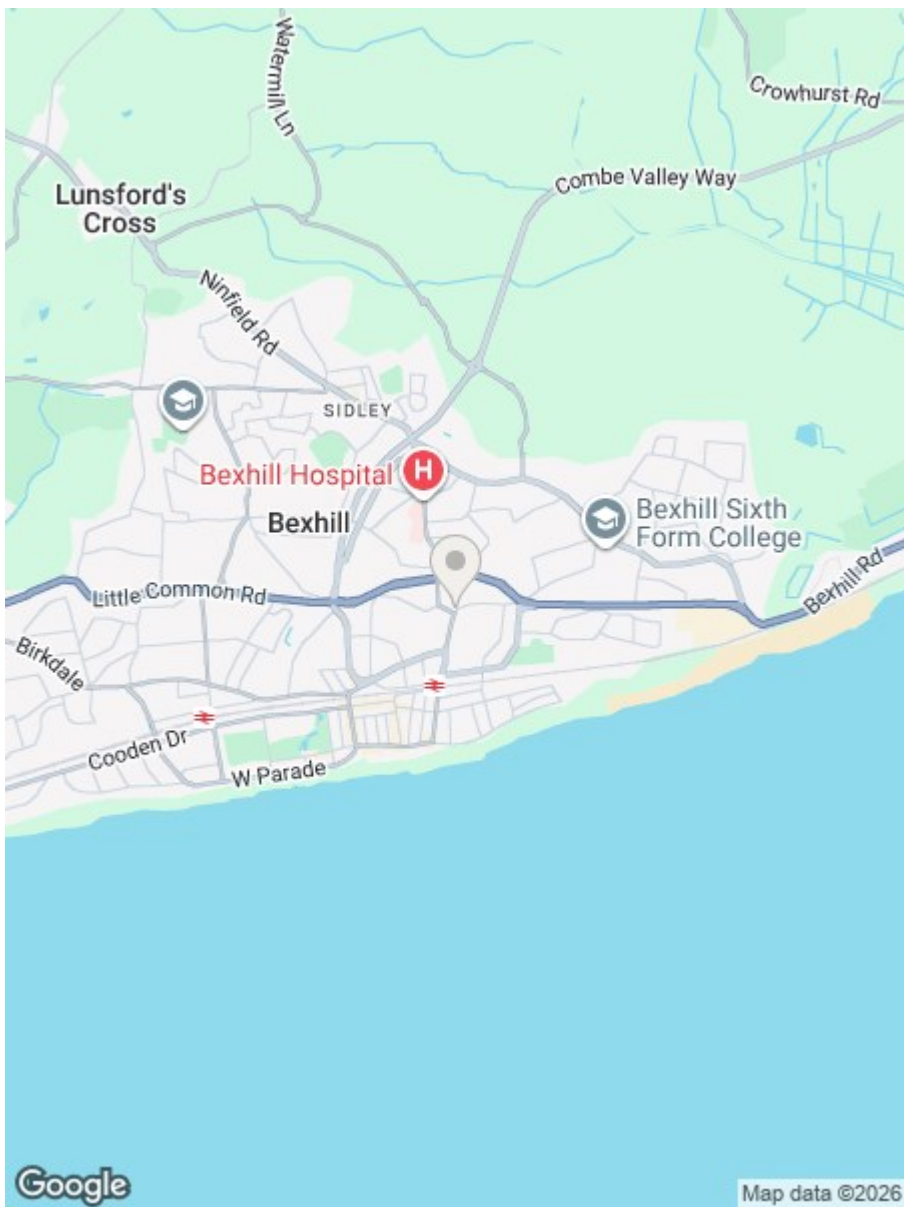


GROUND FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 441 sq.ft. (41.0 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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