

**RUSH  
WITT &  
WILSON**



**Flat 3, Chichester House Manor Road, Bexhill-On-Sea, East Sussex TN40 1ST  
£219,000**

**A beautifully presented first floor apartment, situated in a the sought after location within a stones throw away from Bexhill seafront, town centre and train station. Offering bright and spacious accommodation throughout the property comprises two double bedrooms, living room, fitted kitchen, separate wc and modern bathroom suite. Other internal benefits include gas central heating system and double glazed windows and doors throughout. Externally the property boasts garage en-bloc and communal front gardens. Viewing comes highly recommended by RWW sole agents. Council Tax Band C.**



**Communal Entrance Hallway**

With stairs leading to the first floor.

**Private Entrance Hallway**

With entrance door, entry-phone system, storage cupboards.

**Living Room**

17'1" x 13'8" (5.23 x 4.19)

Double glazed windows to the front elevation, radiator, fireplace.

**Kitchen**

14'7" x 9'2" (4.47 x 2.81)

Fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, one and half bowl sink with drainer and mixer tap, integrated electric oven with four electric hob and extractor canopy above, space and plumbing for washing machine and tumble dryer, space for freestanding fridge/freezer, double glazed windows to the side elevation.

**Bedroom One**

15'1" 13'5" (4.61 4.10)

Double glazed windows to the rear and side elevations, built in wardrobe cupboards.

**Bedroom Two**

14'9" x 9'1" (4.52 x 2.78)

Dual aspect with double glazed windows to the side and rear elevations, radiator, built in wardrobe cupboards with hanging space and shelving.

**Separate WC**

Suite comprising wc with low level flush, part tiled walls, obscured double glazed windows to the rear elevation.

**Bathroom**

Modern suite comprising panelled bath with mixer tap, additional wall mounted shower controls, attachment and showerhead, radiator, vanity unit with wash hand unit and mixer tap, obscured double glazed windows to the rear elevations, built in airing cupboard with slatted shelving.

**Outside****Garage**

With up and over door.

**Allocated Parking Space****Lease and Maintenance**

Share of Freehold, remainder of 999 year lease from 1967, Service Charge £400 per quarter, building insurance included in service charge.

**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.



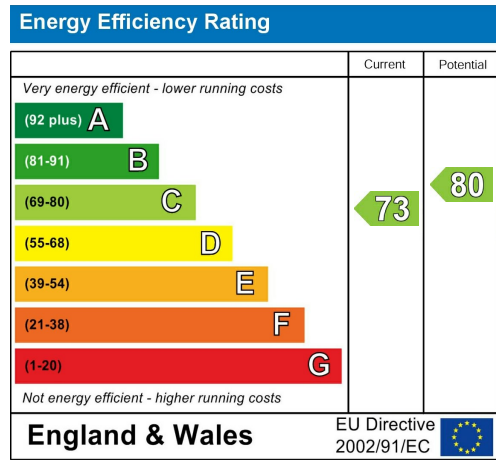
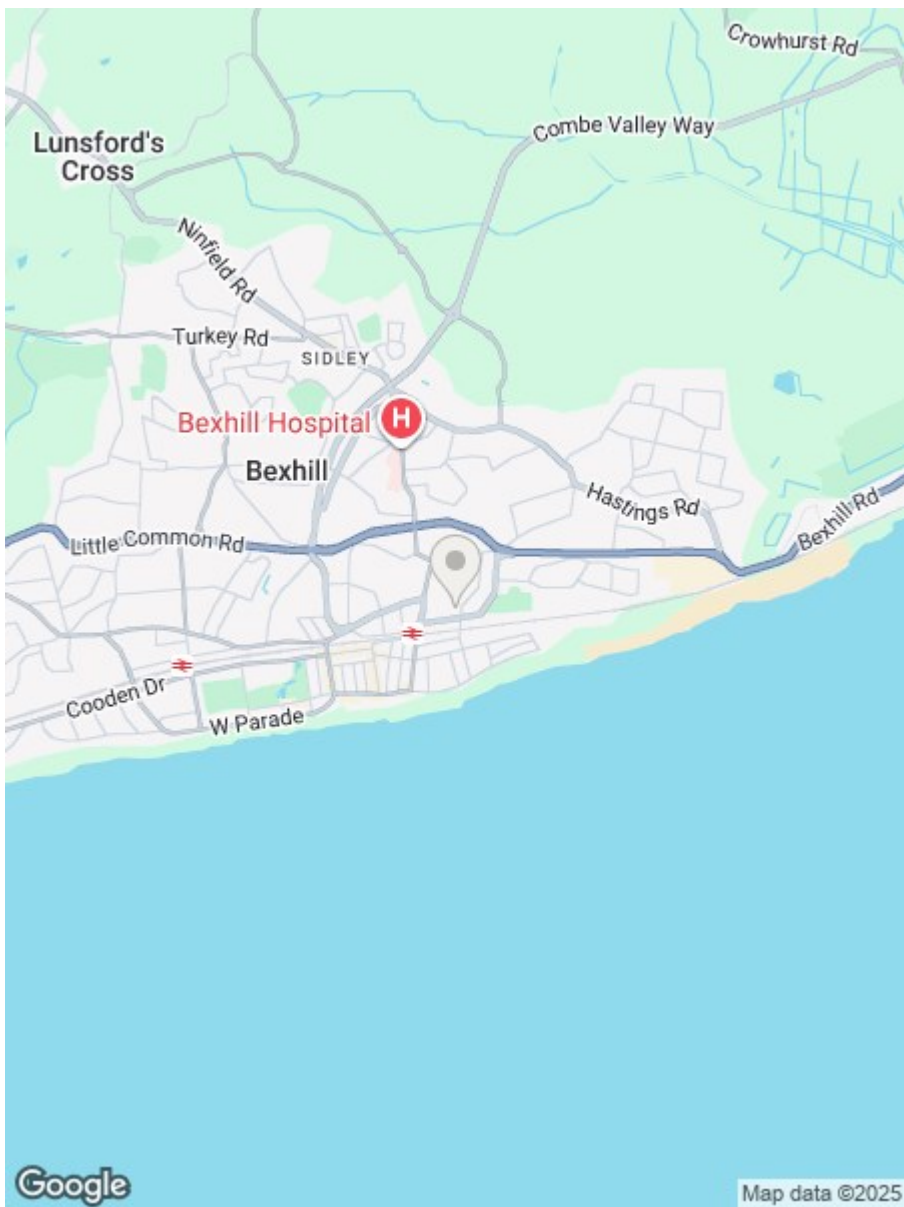
FIRST FLOOR  
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 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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