

**RUSH  
WITT &  
WILSON**



**40 Eversley Road, Bexhill-On-Sea, East Sussex TN40 1HE  
£155,000**

**Rush Witt & Wilson are delighted to welcome to the market this immaculately presented one bedroom hall floor flat ideally located in the heart of Bexhill Town Centre. Offering bright and spacious accommodation throughout, the property comprises private entrance, bay fronted lounge, bay fronted bedroom, modern fitted kitchen and modern fitted shower room. The property is currently used as a holiday let business with an approximate income of £13,000 per annum which can be continued by the new owner if needed. Ideally situated in this convenient location with walking distance to seafront, main line rail station and shops.**



**Private Entrance**

Glass panelled door leading to entrance porch.

**Entrance Porch**

Radiator, hanging space and internal glass panelled door leading to hallway.

**Hallway**

Overhead storage cupboard and doors with access to all rooms.

**Lounge**

14'2" x 10'11" (4.32m x 3.33m )

Front aspect bay window with original sash windows and views towards the sea, radiator.

**Kitchen/Breakfast Room**

11'6" x 9'2" (3.52m x 2.81m )

Rear aspect velux window, radiator. Fitted kitchen with a range of matching wall and base level units with solid composite worktop surface, inset bowl and a half sink and drainer with mixer tap. Integrated electric oven, worktop mounted induction hob with fitted stainless steel extractor hood above, under counter space for fridge and freezer, plumbing space for dishwasher, cupboard housing the gas central heating combination boiler, part tiled walls, recessed ceiling spotlights, plumbing for washing machine.

**Bedroom**

15'10" x 11'8" (4.85m x 3.58m )

Front aspect bay window with original sash windows, beautiful views towards the sea, radiator, two small fitted storage cupboards.

**Shower Room**

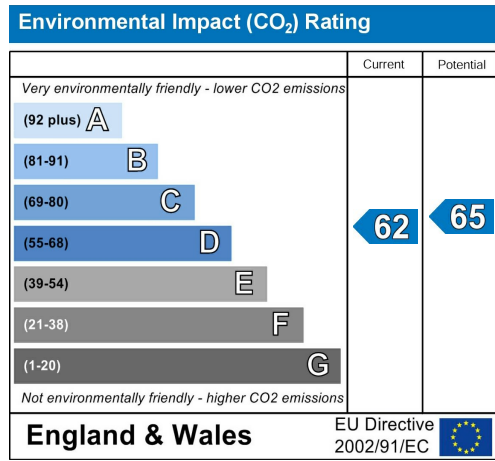
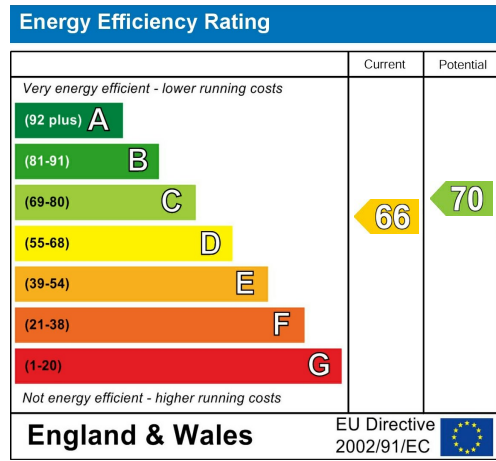
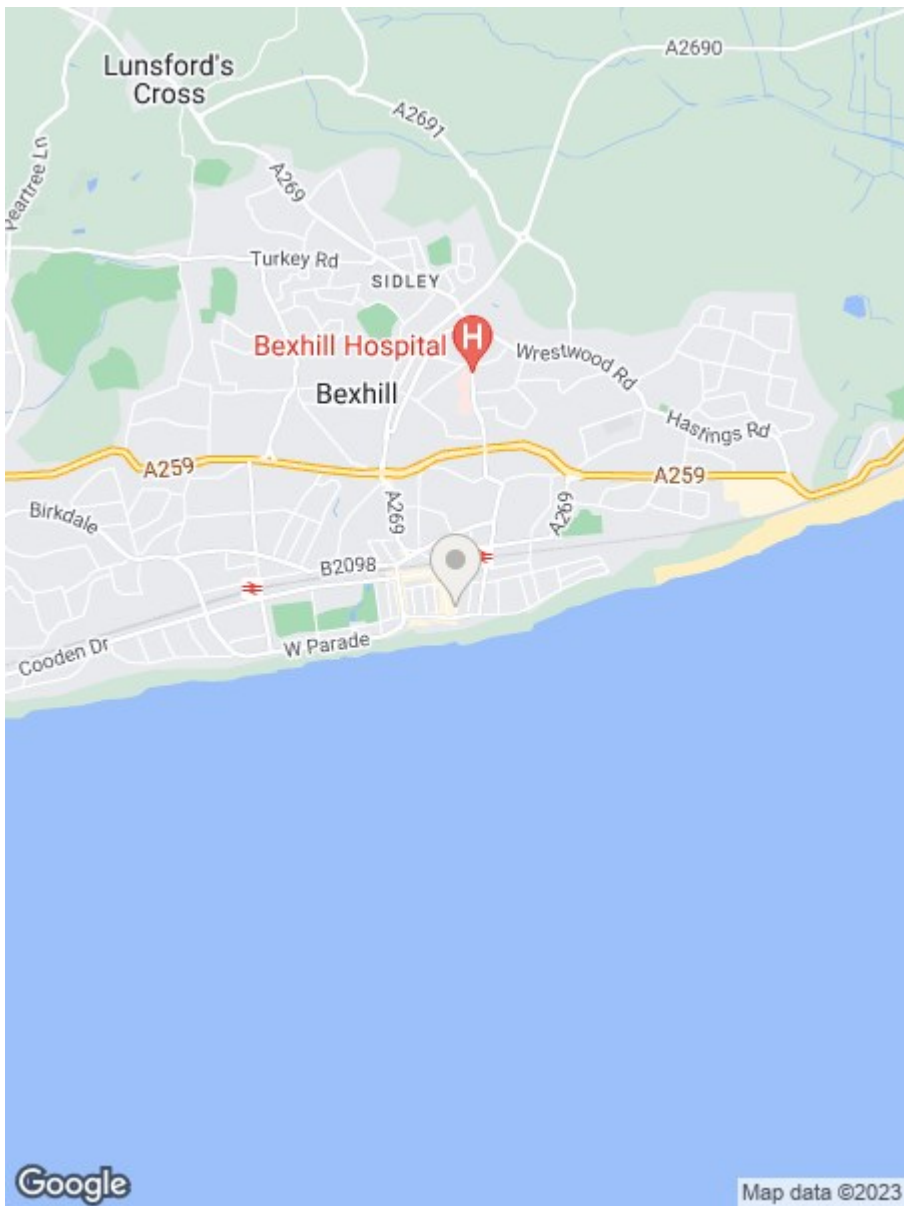
Two rear aspect velux windows, wall mounted heated chrome towel rail. Modern white bathroom suite comprising vanity unit with wash hand basin and mixer tap, low level w.c. and walk-in shower cubicle with wall mounted electric power shower and shower attachment, part tiled walls, extractor fan, recessed ceiling spotlight.

**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.







**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