

**RUSH  
WITT &  
WILSON**



**14 Carlton Court Knole Road, Bexhill-On-Sea, East Sussex TN40 1LG  
£310,000**

**An exceptionally well presented one bedroom ground floor garden flat ideally situated in this sought after Grade II listed seafront block within close distance to the beach, town centre and mainline rail station. Offering bright and spacious accommodation throughout, the property comprises a large bedroom with fitted wardrobes, south facing bay fronted lounge providing access to the private courtyard that leads to the beautiful south facing garden, modern fitted kitchen and modern fitted shower room. Externally, the property benefits from stunning private patio with access onto the promenade and communal front gardens. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents.**



**Private Entrance Hallway**

With entrance door, two roll top radiators, 'karndean' flooring, storage cupboard with shelving.

**Kitchen**

12'4" x 11'8" (3.76m x 3.56m )

Modern fitted kitchen with a range of matching wall and base level units with marble straight edge worktop surfaces, one and a half bowl sink with drainer and mixer tap. Integrated electric oven with grill, built in microwave, space and plumbing for dishwasher. Tiled splashbacks, integrated under counter fridge and integrated under counter freezer, cupboard suitable for utilities with plumbing space for washing machine and also housing the gas central heating boiler, double glazed windows overlooking the front courtyard, double radiator, underfloor heating.

**Living Room**

22'0" x 15'11" extending to 21'11" centre of bay (6.71m x 4.87m extending to 6.69m centre of bay)

'Karndean' flooring, double glazed window overlooking the beautiful front gardens with stunning views towards the picturesque Bexhill seafront. Feature fireplace with marble surround, two roll top radiators.

**Double Bedroom**

20'3" x 11'8" (6.19m x 3.57m)

Double glazed windows overlooking the front courtyard, double radiator, extensive built-in wardrobe cupboards with fitted shelving and hanging space.

**Bathroom**

Modern fitted suite comprising w.c with low level flush, vanity unit with wash hand basin and mixer tap, walk-in shower cubicle with chrome wall mounted shower controls, chrome shower attachment, chrome shower head, chrome heated towel rail, 'Karndean' flooring, tiled walls, obscured glass panel window overlooking the front courtyard.

**Outside****Communal Rear Courtyard**

Leading to front entrance.

**Communal Front Gardens**

Mainly laid to lawn with a mixer of plants, shrubs and flower beds with patio area suitable for alfresco dining with gated access onto the promenade.

**Private Front Courtyard**

Suitable for alfresco dining, views toward the sea, stairs leading to communal front lawn.

**Lease & Maintenance**

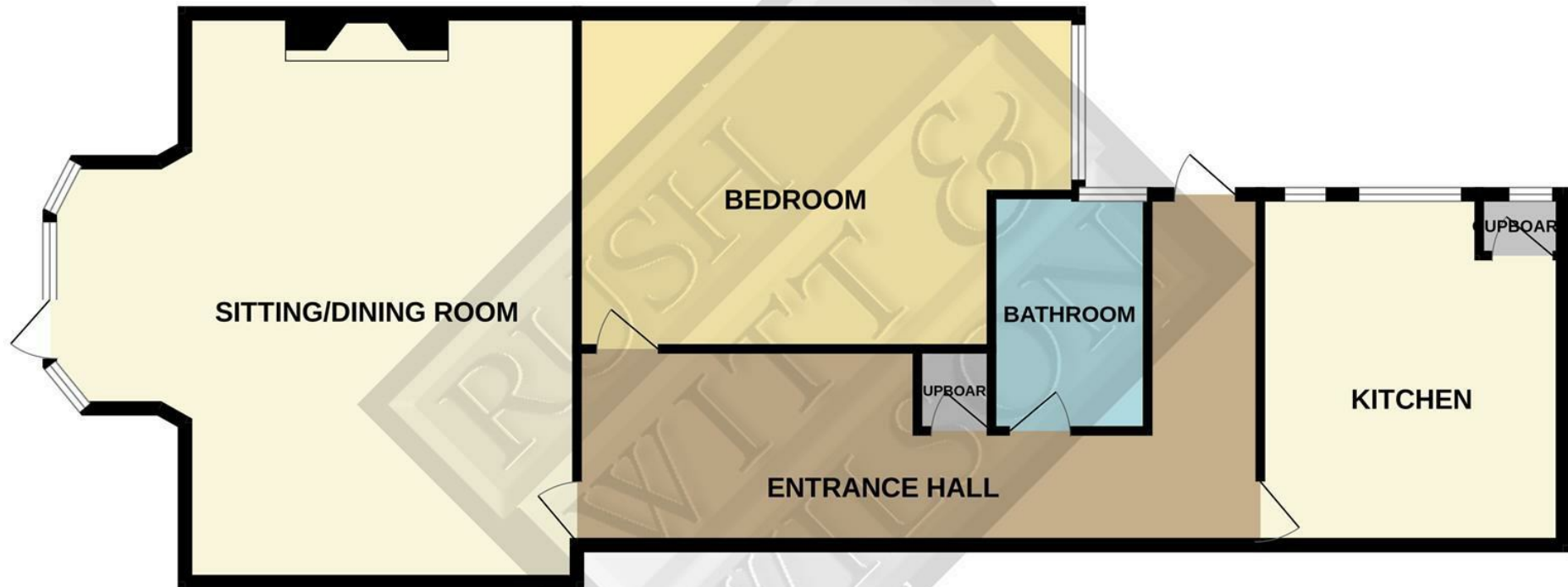
SHARE OF FREEHOLD, remainder of 999 year lease, maintenance tbc.

**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.



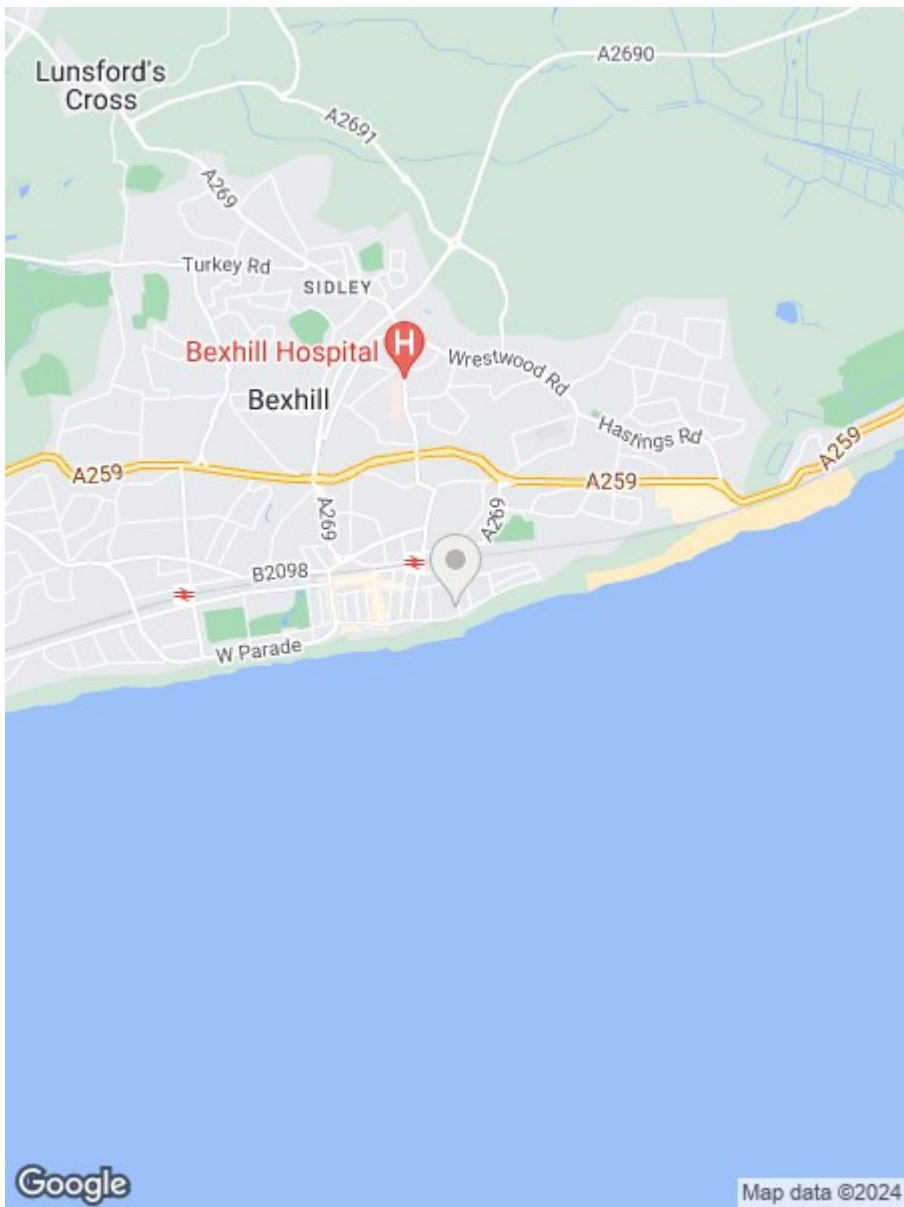
GROUND FLOOR  
1139 sq.ft. (105.8 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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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