

**RUSH
WITT &
WILSON**



**Flat 3, Brooklands Lodge Hastings Road, Bexhill-On-Sea, East Sussex TN40 2HJ
£174,500**

A beautifully presented modern two bedroom ground floor flat with modern kitchen and bathrooms, en-suite to master bedroom, additional bathroom, french doors lead out onto a patio area, double glazed windows and doors, electric heating, allocated off road parking space, viewing comes highly recommended by RWW estate agents. NO CHAIN!



Communal Entrance Hallway

With entryphone system leads to private hallway.

Private Hallway

With wood affect flooring, night storage heater, entryphone system, built in airing cupboard with hot water cylinder.

Living Room

15'8 x 10'7 (4.78m x 3.23m)

Windows over look the rear elevation with french doors that lead out to a patio area, night storage heater.

Kitchen

10'6 x 7'5 (3.20m x 2.26m)

Modern fitted kitchen comprising a range of base and wall units with straight edge laminate worktops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, plumbing for dishwasher, integrated oven and grill with ceramic hob, tiled splashbacks, extractor canopy and lights, space for fridge/freezer, concealed lighting, travertine floor tiling.

Bedroom One

12'3 x 9'3 (3.73m x 2.82m)

Window to rear elevation, night storage heater, wood affect flooring, built in wardrobe cupboard.

En-Suite Bathroom

Suite comprising panelled bath, wc with low level flush, pedestal wash hand basin, half height wall tiling, travertine floor tiling.

Bedroom Two

13'9 x 6'9 (4.19m x 2.06m)

Window over looks the rear elevation, wood affect flooring, wall mounted modern electric heater.

Bathroom

Modern suite comprising pedestal wash hand basin, wc with low level flush, walk in shower cubicle with chrome controls and chrome shower head, half height wall tiling, warm air heater, electric shaver point and light.

Outside**Communal Gardens**

With patio area, allocated car parking space.

Lease And Maintenance

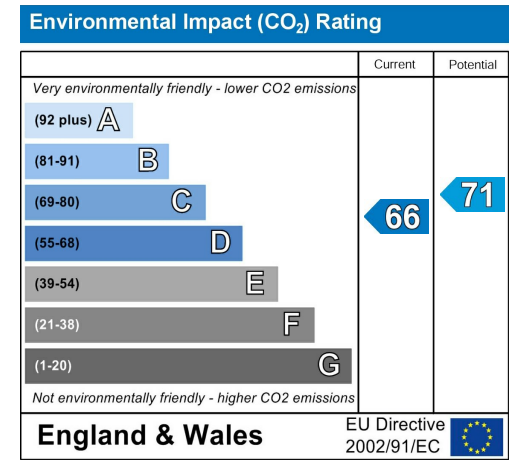
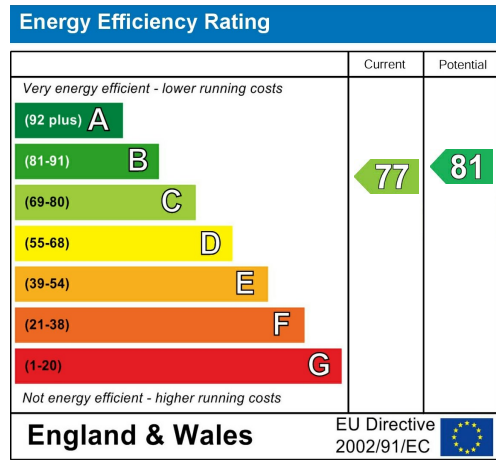
85 Years remaining on the lease, £87 per month service charge.

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.







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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