

**RUSH  
WITT &  
WILSON**



**Flat 1, 19 London Road, Bexhill-On-Sea, East Sussex TN39 3JR  
£189,950**

**A rare opportunity to acquire this exceptionally well presented converted two bedroom ground floor, garden flat, ideally located in the heart of Bexhill town centre. Having under gone a complete refurbishment only three years ago, the property offers bright and spacious accommodation throughout comprising open-plan living space with lounge/diner and kitchen breakfast room, two bedrooms and a modern fitted bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers beautifully maintained westerly facing rear garden with sun patios and lawned areas. Conveniently situated within direct and easy access to Bexhill town centre, mainline rail station, local amenities, seafront and beach. Viewing comes highly recommended b y RWW Bexhill to appreciate this stunning garden flat in this highly convenient location.**



### **Communal Entrance Hall**

Communal entrance door with entryphone system, flat is located on the ground floor.

### **Private Entrance Hall**

Private entrance door leading to entrance hall, comprising small cupboard housing the water stopcock, radiator, entryphone, open under stairs storage space, door leading through to open plan living space and door leading through to bathroom.

### **Open Plan Living Space**

#### **Lounge/Diner**

16'0" x 10'7" (4.88 x 3.23)

Double glazed windows and double glazed French doors to the rear elevation giving direct access onto the garden, radiator, open archway leading through to the kitchen, doorway leading through to inner hallway.

#### **Kitchen**

11'1" x 6'8" (3.39 x 2.04)

Double glazed skylight window, modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, stainless steel single sink with drainer and mixer tap, plumbing space for washing machine, integrated dishwasher, integrated electric oven, worktop mounted electric hob with stainless steel splashback and fitted extractor hood above, wall mounted gas central heating boiler, space for freestanding fridge/freezer, recessed ceiling spotlights, tiled upstand.

#### **Inner Hallway**

Radiator, sun pipe providing natural light.

#### **Bedroom One**

9'10" x 11'10" extending to 21'4" at door recess (3.02 x 3.63 extending to 6.52 at door recess)

Double glazed window to the rear elevation overlooking the the private rear garden, radiator.

#### **Bedroom Two**

6'8" x 9'6" extending to 15'4" at door recess (2.05 x 2.90 extending to 4.68 at door recess)

Double glazed window to the side elevation, radiator.

#### **Bathroom**

Heated chrome towel rail, modern white bathroom suite

comprising pedestal mounted wash hand basin with mixer tap and tiled splashback, low level wc, panelled enclosed bath with mixer tap, shower attachment and rain effect showerhead, part tiled walls, extractor fan.

### **Externals**

#### **Garden**

Stone laid court yard patio which leads on a pathway to rear garden, the rear garden has a decorative shingled laid area with sun patio the rest of the garden is mainly laid to lawn, raised flowerbed with mature plants and shrubs, timber garden shed, gate giving rear access into the garden.

#### **Lease and Maintenance**

Lease is 123 years remaining, Service Charge and Ground rent is approximately £450 P/A, Building Insurance is approximately £150 P/A. 1/3 share of building works as and when required.

#### **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.





TOTAL APPROX. FLOOR AREA 649 SQ.FT. (60.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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