

**RUSH  
WITT &  
WILSON**

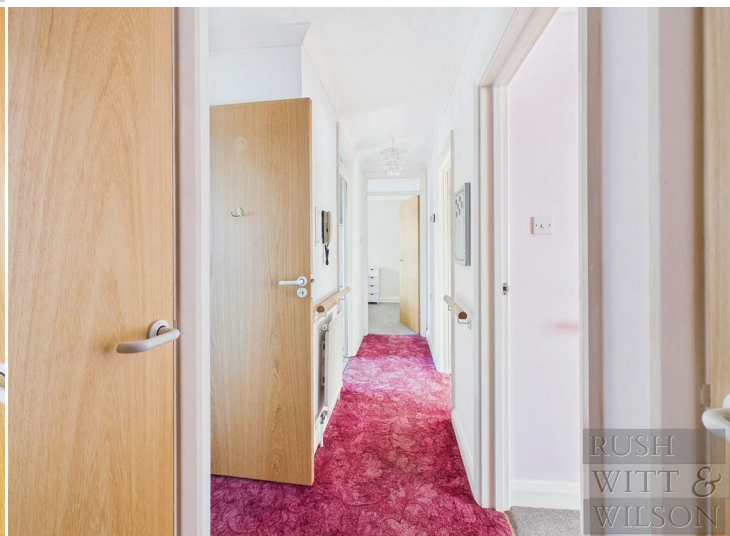


RUSH  
WITT &

**57 Rotherfield Avenue, Bexhill-On-Sea, East Sussex TN40 1SY  
£159,000 Leasehold**

## About the property

A well presented two bedroom ground floor retirement apartment with accommodation comprising an entrance hall with built in cloaks cupboard and airing cupboard, living room, fitted kitchen with built in appliances, modern shower room. Other internal benefits include double glazed windows, gas central heating system. Externally there is a communal seating area and gardens. Situated close to Bexhill seafront and within a short walk of Bexhill town centre and the mainline rail station. This apartment also has an onsite manager and is offered with no chain involvement.



**Shower Room**  
1.68 x 2.03 m  
5'6" x 6'8"

**Hallway**  
0.91 x 4.54 m  
2'11" x 14'10"

**Kitchen**  
2.38 x 2.42 m  
7'9" x 7'11"

**Bedroom**  
3.40 x 2.50 m  
11'2" x 8'2"

**Bedroom**  
2.59 x 3.32 m  
8'5" x 10'10"

**Living Room**  
3.77 x 5.12 m  
12'4" x 16'9"

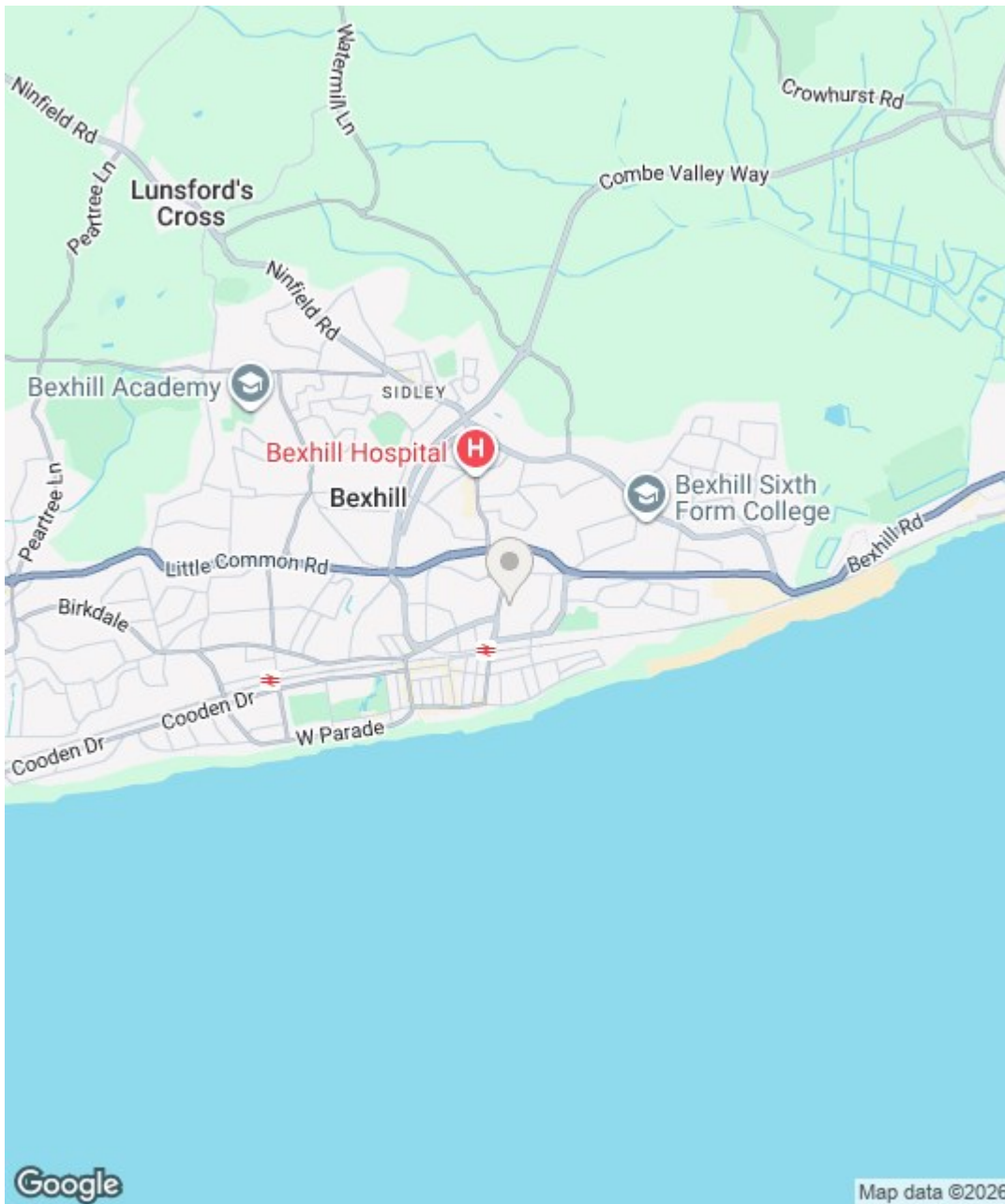


**Approximate total area<sup>(1)</sup>**  
52.5 m<sup>2</sup>  
566 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	72	74
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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