

RUSH
WITT &
WILSON



7a Parkhurst Road, Bexhill-On-Sea, East Sussex TN40 1DF
£185,000

A beautifully presented two bedroom first floor apartment situated in the heart of Bexhill Town Centre with its wide range of amenities and with in very short walking distance to the train station and seafront. Offering bright and spacious accommodation throughout, the property comprises bay fronted living room, two double bedrooms, modern fitted kitchen, separate wc and bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout, viewings come highly recommended by Rush Witt & Wilson Bexhill.



Communal Entrance Hallway

Stairs rising to the first floor.

None of the services or appliances mentioned in these sale particulars have been tested.

Entrance Hallway

Entrance door, radiator, doors off to the following:

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.

Living Room

18'4 x 10'2 (5.59m x 3.10m)

Double glazed windows to the front elevation, radiator, fireplace.

Council Tax Band – A

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

Kitchen

10'2 x 5'6 (3.10m x 1.68m)

Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worksurface, one and a half bowl sink with side drainer and mixer tap, integral electric oven with four ring electric hob and extractor canopy above, space for freestanding fridge/freezer, double glazed windows to the front elevation.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

Bedroom One

17'2 x 10'10 (5.23m x 3.30m)

Double glazed window to the rear elevation, radiator, two sets of built in wardrobe cupboards with hanging space and shelving and additional storage above.

Bedroom Two

14'1 x 9'10 (4.29m x 3.00m)

Double glazed bay window to the rear elevation, radiator.

Separate WC

Suite comprising low level wc, tiled walls, tiled floor, obscure double glazed window to the side elevation.

Bathroom

A suite comprising vanity unit with wash hand basin and mixer tap, panelled corner bath with chrome taps, additional chrome rail effect shower over bath, storage cupboard housing gas central heating boiler with space for tumble dryer, heated towel rail, obscure double glazed window to the front elevation.

Tenure**Lease & Maintenance**

There are 982 years remaining on the lease, we have been advised by the current vendor that there is no ground rent and the service charge is as and when required.

Agents Note

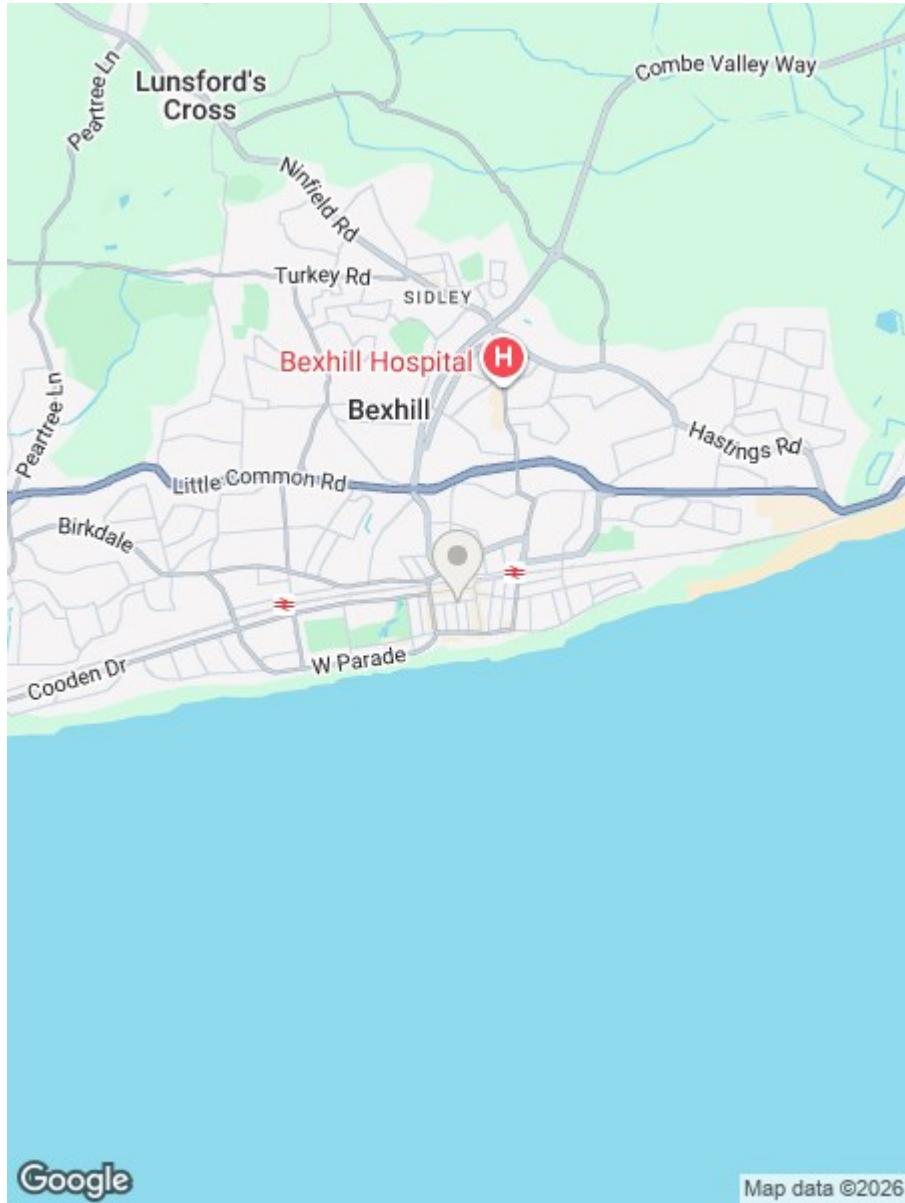


FIRST FLOOR
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 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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Residential Estate Agents
Lettings & Property Management



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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