

**RUSH  
WITT &  
WILSON**



**Flat 2, 1 Egerton Road, Bexhill-On-Sea, East Sussex TN39 3HH  
£225,000**

Rush, Witt and Wilson are delighted to welcome to the market this exceptionally well presented double bay fronted, two bedroom, first floor apartment ideally located within easy walking distance of Bexhill town centre and seafront. Offering bright and spacious accommodation throughout, the property comprises a bay fronted lounge/diner, modern fitted kitchen, two double bedrooms with the master bedroom benefitting from its own en-suite W.C, and modern fitted shower room. Other internal benefits include gas central heating to radiators, double glazed windows and ample storage space throughout. Outside there is a communal south westerly facing courtyard. Ideally located within direct and easy access to Bexhill town centre with its wide range of amenities, Bexhill seafront and mainline rail station with direct links to London, Gatwick Airport, Brighton and Ashford International. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning apartment in this highly convenient location. Council Tax Band A.



### **Communal Entrance Hallway**

Communal entrance door leads to communal hallway with access to south facing communal courtyard, stairs leading to the first floor.

### **Private Hallway**

Obscured double glazed internal front door leading to hallway, comprising radiator, overhead storage cupboard housing the the electric consumer unit.

### **Lounge/Diner**

18'0" x 12'11" (5.51 x 3.95)

Double glazed bay window to the front elevation with bespoke fitted joinery window seat/storage cupboards, radiator, feature fireplace with fitted electric fire, alcove fitted shelving.

### **Kitchen**

8'5" x 6'8" (2.57 x 2.04)

Double glazed window to the front elevation, modern fitted kitchen with a range of matching wall and base level units with straight edge laminate worktop surfaces, integrated electric oven, integrated microwave, fitted gas hob with modern stainless steel extractor hood above, coloured glass splashback, stainless steel sink with mixer tap, integral dishwasher, space for free standing fridge/freezer, under cabinet lighting.

### **Bedroom One**

11'8" x 10'2" (3.56 x 3.12)

Double glazed windows to the rear elevation, radiator, fitted wardrobes with hanging space, shelving and storage cupboards above, door leading to en-suite wc.

### **En-Suite WC**

Obscured double glazed window to the rear elevation, radiator, low level wc, vanity unit with wash hand basin, mixer tap, storage cupboard beneath and a mosaic tiled splashback, recessed ceiling spotlights, access to loft space providing ample storage.

### **Bedroom Two**

12'10" x 11'10" (3.92 x 3.61)

Double glazed bay window to the front elevation, radiator.

### **Shower Room**

Obscured double glazed window to the rear elevation,

radiator with heated chrome towel rail, modern suite comprising low level wc, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, large walk in shower cubicle with wall mounted shower controls and shower attachment, part tiled walls, large storage/linen cupboards with slatted shelving, ample storage space, plumbing space for washing machine, access to additional loft storage space.

### **Outside**

#### **Communal Garden**

Communal south facing garden courtyard with gated rear access leading to rear.

#### **Lease and Maintenance**

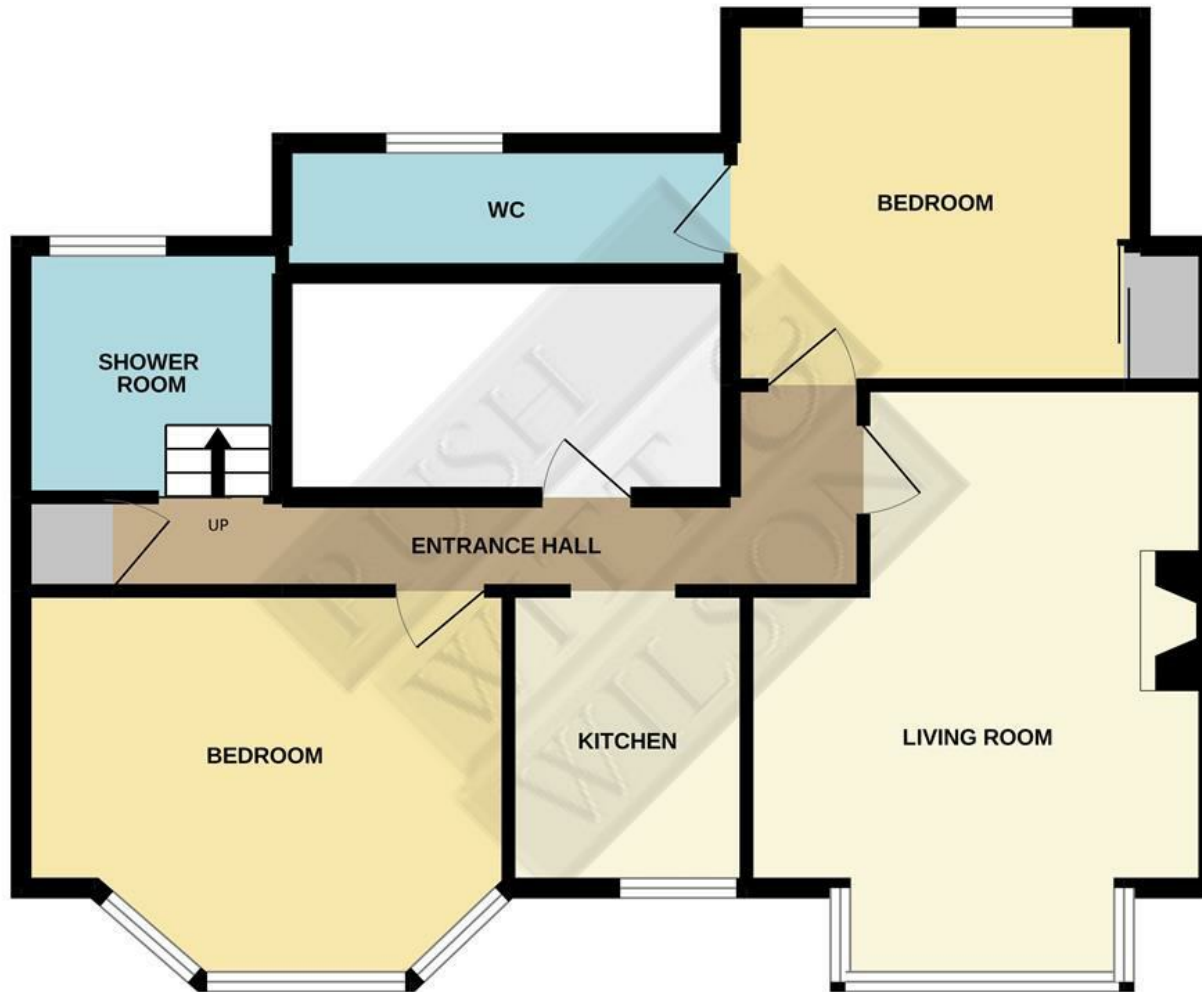
Leasehold 121 year remaining. Maintenance £50 per calendar month, Ground rent £100 Per Annum.

#### **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.

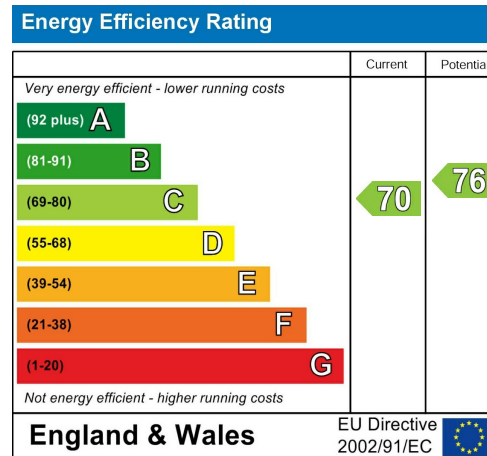
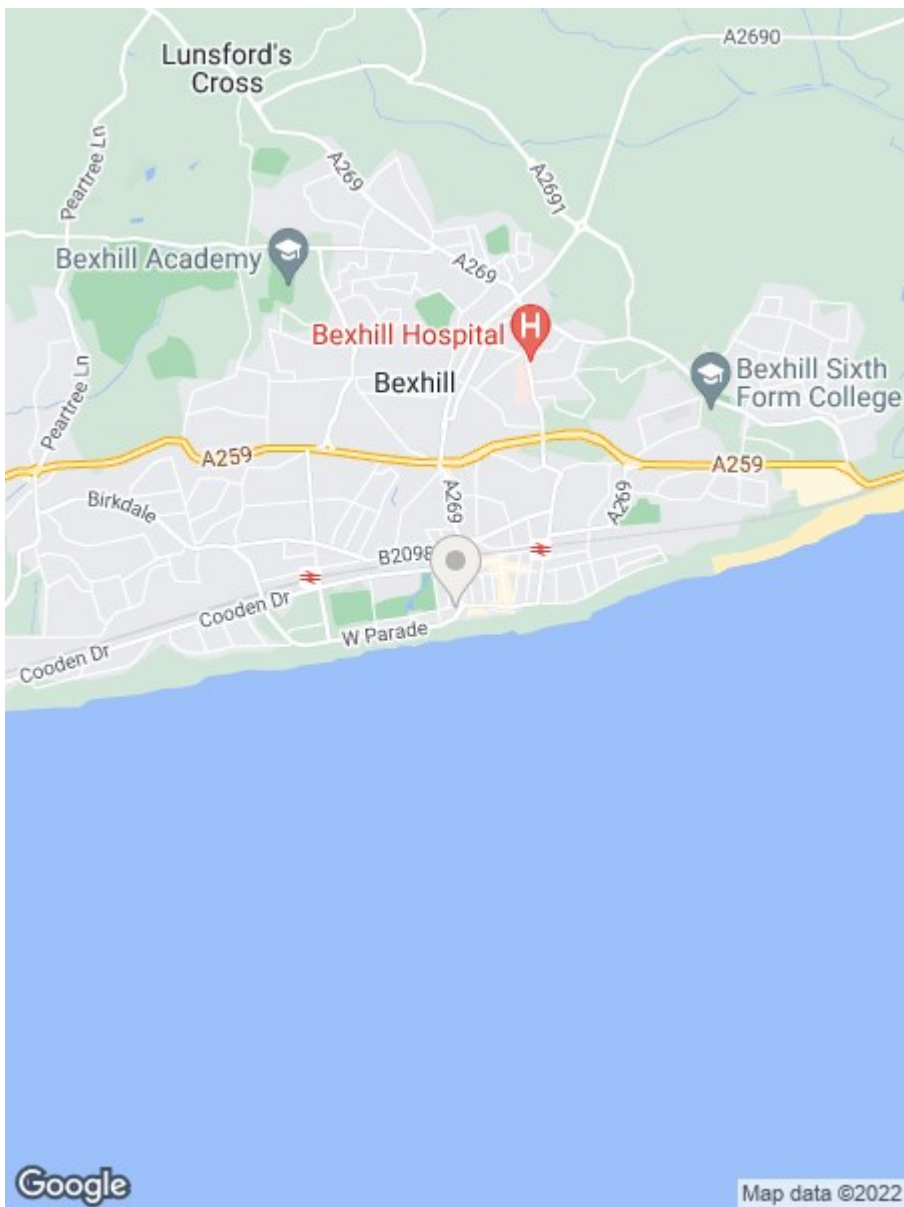


GROUND FLOOR  
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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