

**RUSH
WITT &
WILSON**



**Flat 4 Grinley Court Cranfield Road, Bexhill-On-Sea, East Sussex TN40 1QD
£172,500**

Rush Witt & Wilson are delighted to welcome to the market this well presented two bedroom purpose built first floor flat ideally located in the heart of Bexhill centre within close walking distance to the town, mainline railway station and seafront. Offering bright and spacious accommodation throughout, the property comprises lounge/diner, fitted kitchen, bathroom, separate w.c, two bedrooms and ample storage space. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property has well maintained communal gardens and also the benefit of an allocated parking space. The property is offered with a long Lease of approximately 950 plus years and NO ONWARD CHAIN. Viewing is highly recommended by the vendors chosen Sole Agents, Rush Witt & Wilson Bexhill to appreciate this spacious and well presented first floor flat in this convenient and central location.



Communal Entrance

Communal door with entry phone system leading to communal hallway with stairs to first floor. Internal private entrance door leading to:

Hallway

entry phone, cupboard with gas meter, cloaks cupboard, airing cupboard with hot water cylinder.

Lounge/Dining Room

18'0" x 11'10" (5.51 x 3.63)

Double aspect double glazed windows to front and side elevations, fireplace with electric fire, radiator.

Kitchen

9'6" x 9'6" (2.92 x 2.92)

Double glazed window, radiator, fitted kitchen with a range of matching wall and base level units with laminate work tops, stainless steel single sink with drainer and mixer tap, gas central heating boiler, space for free standing fridge/freezer, plumbing space for washing machine.

Bedroom One

14'2" x 11'10" (4.34 x 3.63)

Double glazed window, built in wardrobe with cupboard above, radiator.

Bedroom Two

11'11 x 9'2 (3.63m x 2.79m)

Double glazed window, built in single wardrobe with cupboard above, radiator.

Bathroom

Double glazed window, suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal mounted wash hand basin, radiator.

Separate W.C

Double glazed window, low level W.C

Outside**Allocated parking space****Communal gardens**

The property has well maintained communal gardens.

Lease & Maintenance

This is a Leasehold flat with approximately 950 years on the

Lease, the maintenance is approximately £900 per annum which includes the buildings insurance.

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.

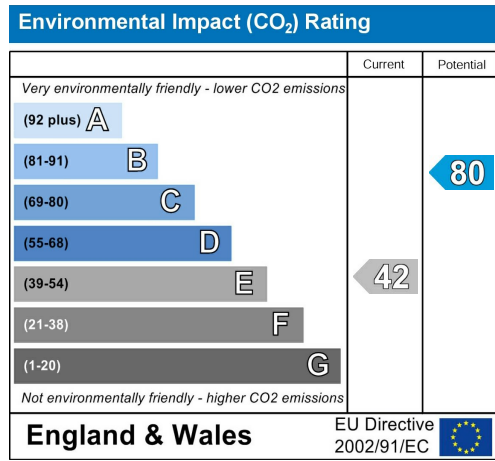
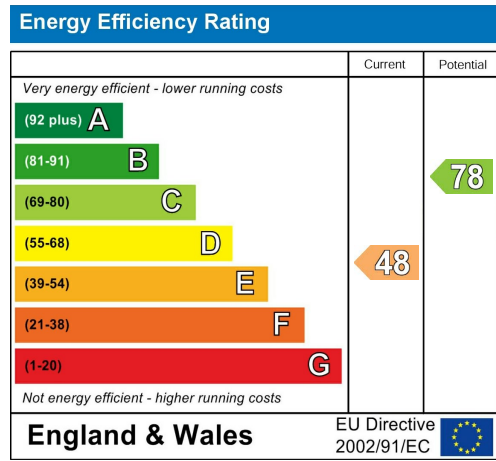




TOTAL APPROX. FLOOR AREA 713 SQ.FT. (66.2 SQ.M.)

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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