

**RUSH
WITT &
WILSON**



**Flat 2, 27 Jameson Road, Bexhill-On-Sea, East Sussex TN40 1EG
£230,000**

Rush, Witt and Wilson are delighted to welcome to the market this exceptionally well presented two bedroom first floor flat with private garden ideally located within easy reach of Bexhill town centre. Offering bright and spacious accommodation throughout, the property comprises a large bay fronted lounge/diner, kitchen/breakfast room, two double bedrooms, bathroom and separate wc. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property further benefits from it's own private rear garden. Ideally situated within very easy walking distance of Bexhill main line rail station, town centre, seafront, beach and local schools. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning first floor apartment in this highly convenient location.



Communal Entrance Hall

Communal front door leading to communal hallway, flat is located on the first floor.

Private Entrance Hall

Timber internal front door leading to split level hall wall, radiator, airing cupboard housing the hot water cylinder and gas central heating boiler with slatted shelving.

Lounge/Diner

18'9" x 12'9" (5.74 x 3.90)
Double glazed bay window to the front elevation, radiator, feature fireplace with fitted gas fire, cornice ceilings.

Kitchen/Breakfast Room

10'1" x 9'8" (3.09 x 2.95)
Double glazed window to the front elevation, radiator, fitted kitchen with a range of matching wall and base and level units with laminate roll edge worktop surfaces, stainless steel single sink with drainer and mixer tap, plumbing space for washing machine, plumbing space for dishwasher, additional under counter space for tumble dryer, breakfast bar, space for free standing fridge/freezer, space for free standing cooker with fitted extractor hood above, part tiled walls.

Bedroom One

16'2" x 12'7" (4.95 x 3.84)
Double glazed window to the rear elevation, radiator, cornice ceiling.

Bedroom Two

10'6" x 10'1" (3.21 x 3.09)
Double glazed window to the rear elevation, radiator.

Bathroom

Obscured double glazed window to the side elevation, radiator, white bathroom suite comprising pedestal mounted wash hand basin, panelled enclosed bath with hot and cold taps, wall mounted electric power shower and shower attachment, part tiled walls.

Separate WC

Obscured double glazed window to the rear elevation, radiator, low level wc and wall mounted wash and basin, part tiled walls.

Externals

Rear Garden

private rear garden, raised patio area, mature plants and shrubs, timber garden shed with power, greenhouse, potting shed, additional larger garden shed/store room, outside tap, access down side to the front of the property.

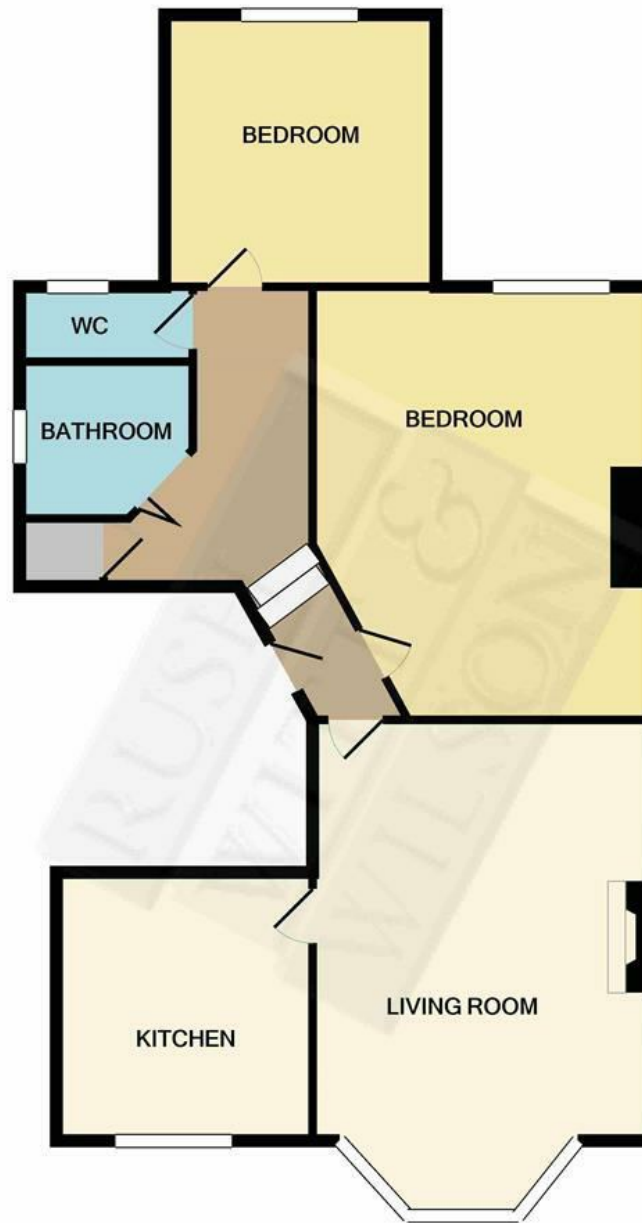
Lease And Maintenance

The property is currently leasehold, with approximately 980 years on left on the lease, however the current vendors are currently in the process of purchasing a share of the freehold. Maintenance is £1200 p/a.

Agents Note

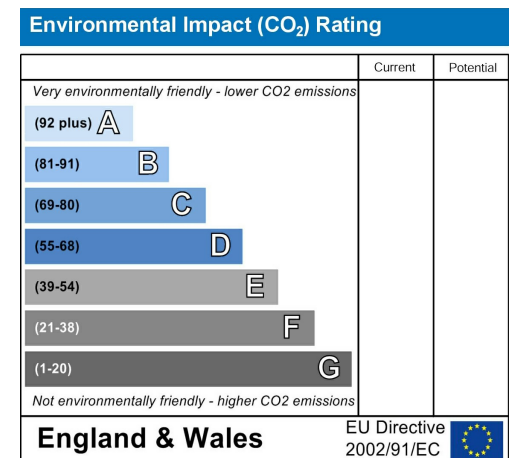
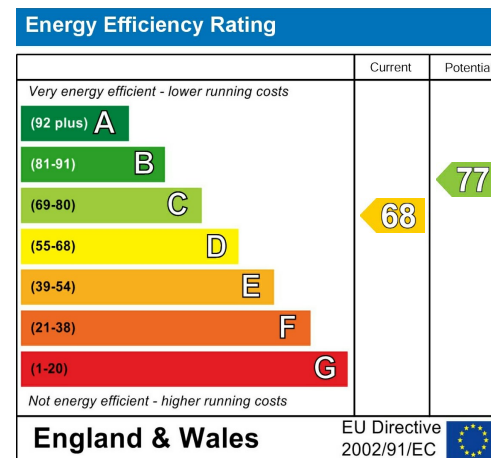
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 754 SQ.FT. (70.0 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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