

RUSH  
WITT &  
WILSON



Flat 3, 8 Sea Road, Bexhill-On-Sea, East Sussex TN40 1ED  
£169,950

**An opportunity to acquire this well presented one bedroom, ground floor garden apartment, situated in this highly convenient location of Bexhill town centre. Internally the property comprises modern fitted kitchen, living room, double Bedroom, modern fitted bathroom, double glazed windows and doors, and gas central heating system. Viewing comes highly recommended by RWW. Council Tax Band A.**



**Private Gated Access**

Side gate, providing private access to the property and garden.

**Private Entrance Porch**

With hanging space for coats, glass panelled door leading to rear garden, front door leading to living room.

**Living Room**

13'9" x 10'5" (4.2 x 3.2 )

Double glazed window and double glazed door overlooking and leading to side garden, double radiator.

**Kitchen**

7'10" x 7'10" (2.4 x 2.4)

Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, tiled splashbacks, sink with drainer and hot and cold tap, electric oven with four ring electric hob and extractor canopy above, integrated washer/dryer, integrated undercounter fridge and freezer, tiled floor, double glazed window overlooking the rear garden, door leading to bedroom.

**Bedroom**

11'9" x 10'5" (3.6 x 3.2 )

Double radiator, double glazed window overlooking the rear garden.

**Bathroom**

Modern fitted bathroom suite comprising walk in shower cubicle with chrome controls, rain effect shower head and hand/shower attachment, wc with low level flush, vanity unit with wash hand basin and mixer tap, bath with hot and cold tap, chrome heated towel rail, tiled walls and tiled floor, obscured double glazed window overlooking the side elevations.

**Outside****Rear/Side Garden**

Low maintenance rear gardens wrapping around to the side.

**Lease and Maintenance**

113 years remaining on the lease, maintenance charge approx. 1/3 share p/a. - we have been advised by the vendors the exterior of the building is to undergo complete renovations, payment covered by the current owners.

**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.

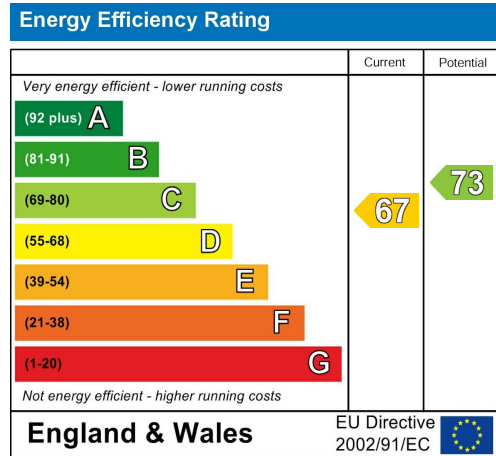
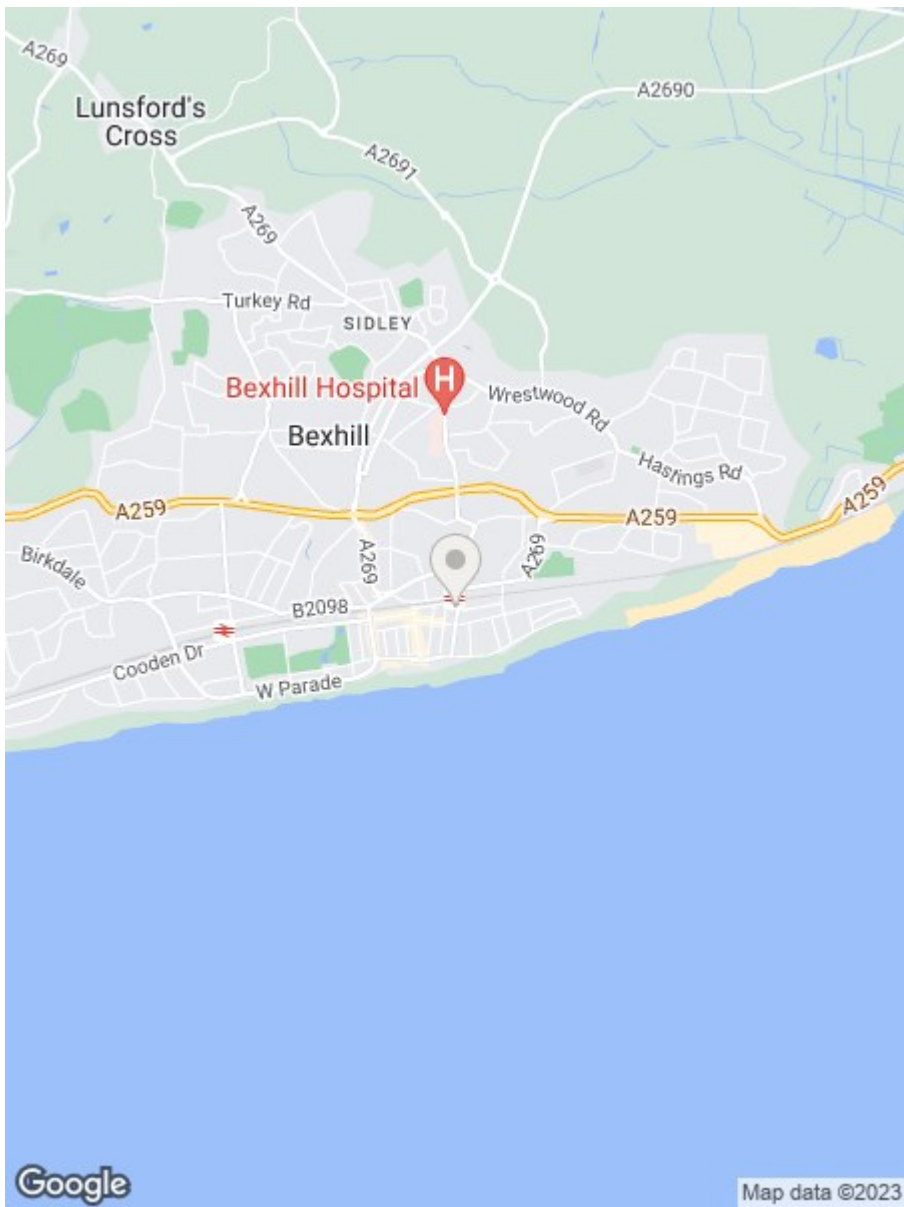


GROUND FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 418 sq.ft. (38.8 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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