

**RUSH
WITT &
WILSON**



**1a Elmstead Road, Bexhill-On-Sea, East Sussex TN40 2HP
Guide Price £275,000 Share of Freehold**

Spacious and bright three bedroom first floor flat with accommodation comprising kitchen/breakfast room, living room with fireplace, separate cloakroom, en-suite to master bedroom, family bathroom. Other benefits include gas central heating system, double glazed windows and doors and is presented to an exceptional standard by the current vendors. The vendors have enjoyed private use of the garden since 2020 and are in the process of transferring the title for the garden to 1A Elmstead Road for legal private use. Viewings comes highly recommended by Rush Witt & Wilson, sole agents.



Private Entrance Hall

Storage cupboard and shelving.

Living Room

14' x 18'10 (4.27m x 5.74m)

Bay window to the front elevation, two double radiators, stunning fireplace.

Kitchen/Breakfast Room

21'1 x 13'5 (6.43m x 4.09m)

Window to the rear elevation overlooking the garden, roll top radiator, fitted kitchen comprising a range of base and wall units with solid wood block worktops, one and half bowl enamel sink unit with drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, space for range style gas cooker, brushed stainless steel splashback, extractor canopy with light, additional built in storage cupboards.

Utility Cupboard

Plumbing for washing machine, space for tumble dryer, solid wood block worktop, modern gas central heating and domestic hot water boiler.

Bedroom One

15'4 x 13'1 (4.67m x 3.99m)

Window to the rear elevation, double radiator, built in wardrobe cupboard, feature fireplace.

En-Suite Shower Room

Suite comprising walk in shower with aqua splashbacks, chrome controls, fixed showerhead and hand/shower attachment, wc with low level flush, wall mounted wash hand basin, chrome heated towel rail.

Bedroom Two

14'9 x 8'2 (4.50m x 2.49m)

Bay window to the front elevation, double radiator, feature fireplace.

Bedroom Three

8'11 x 7'11 (2.72m x 2.41m)

Window to the front elevation, double radiator.

Family Bathroom

Suite comprising panelled bath with hand/shower attachment, pedestal wash hand basin, tiled splashbacks, half height wall tiling, fitted vanity units, chrome heated towel rail, window to the side elevation.

Inner Hallway

Double radiator.

Seperate WC

WC with low level flush, pedestal mounted wash hand basin, obscured glass window to the side elevation, half height wall tiling.

Outside**Rear Garden**

The vendors have enjoyed private use of the garden since 2020 and are in the process of transferring the title for the garden to 1A Elmstead Road for legal private use. The garden is mainly laid to lawn and enclosed by fencing to all sides offering privacy.

Lease And Maintenance

Lease - 935 years remaining.

Service Charge - A third share as and when required.

Ground Rent - £300 per annum.

Agents Note

Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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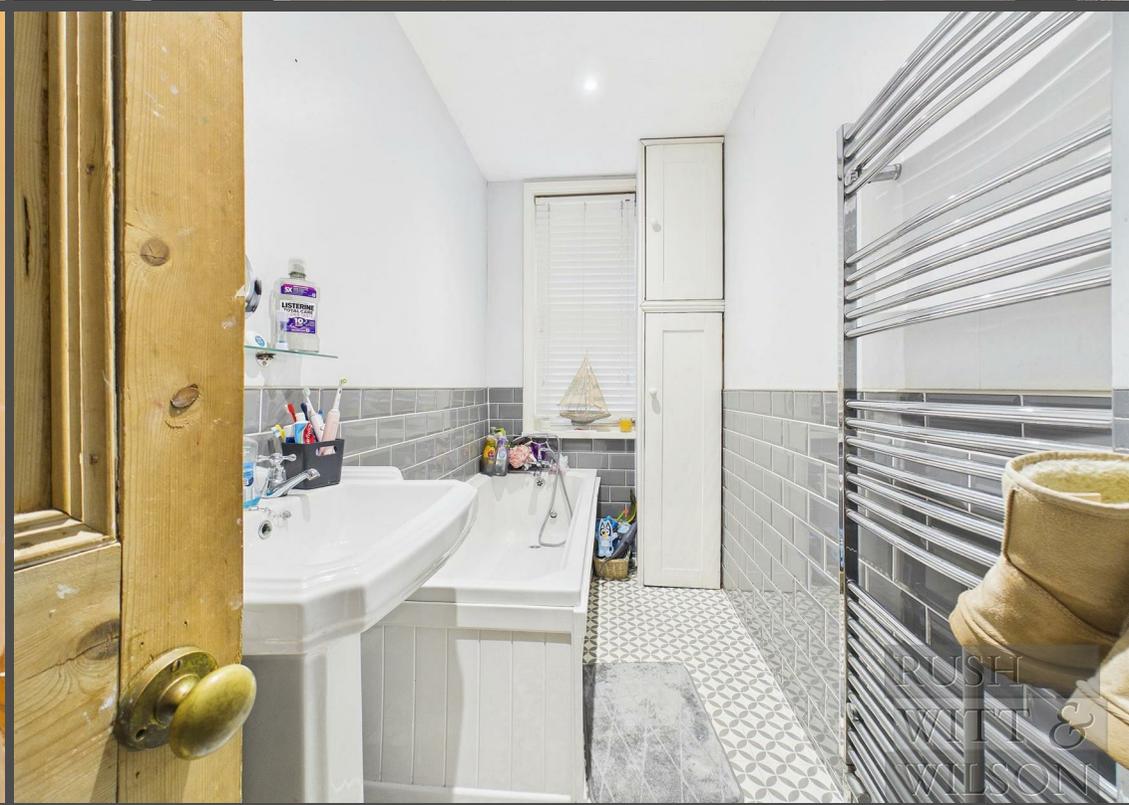
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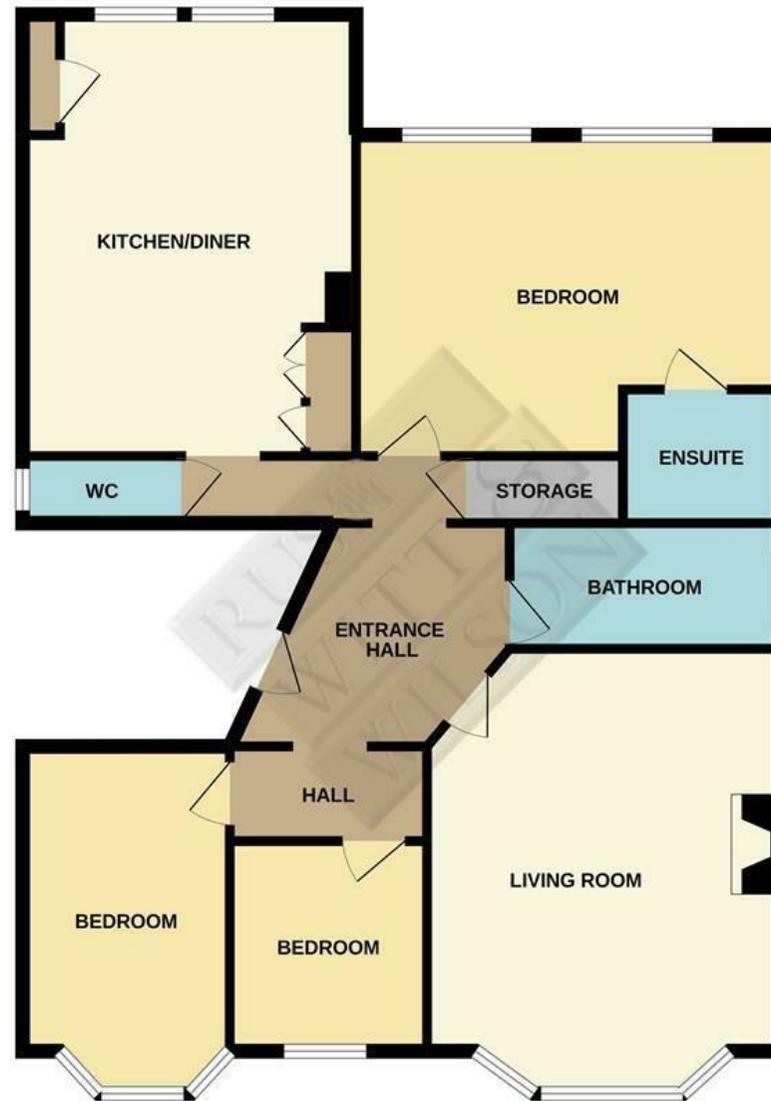
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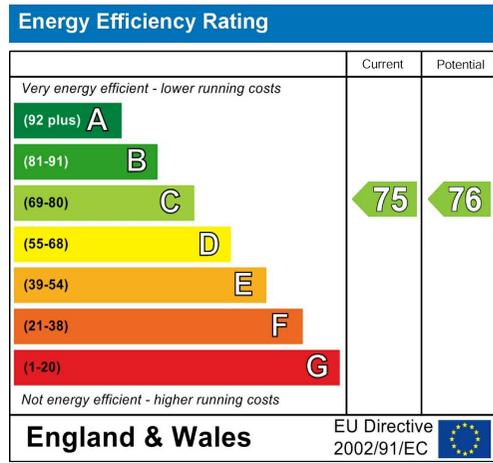
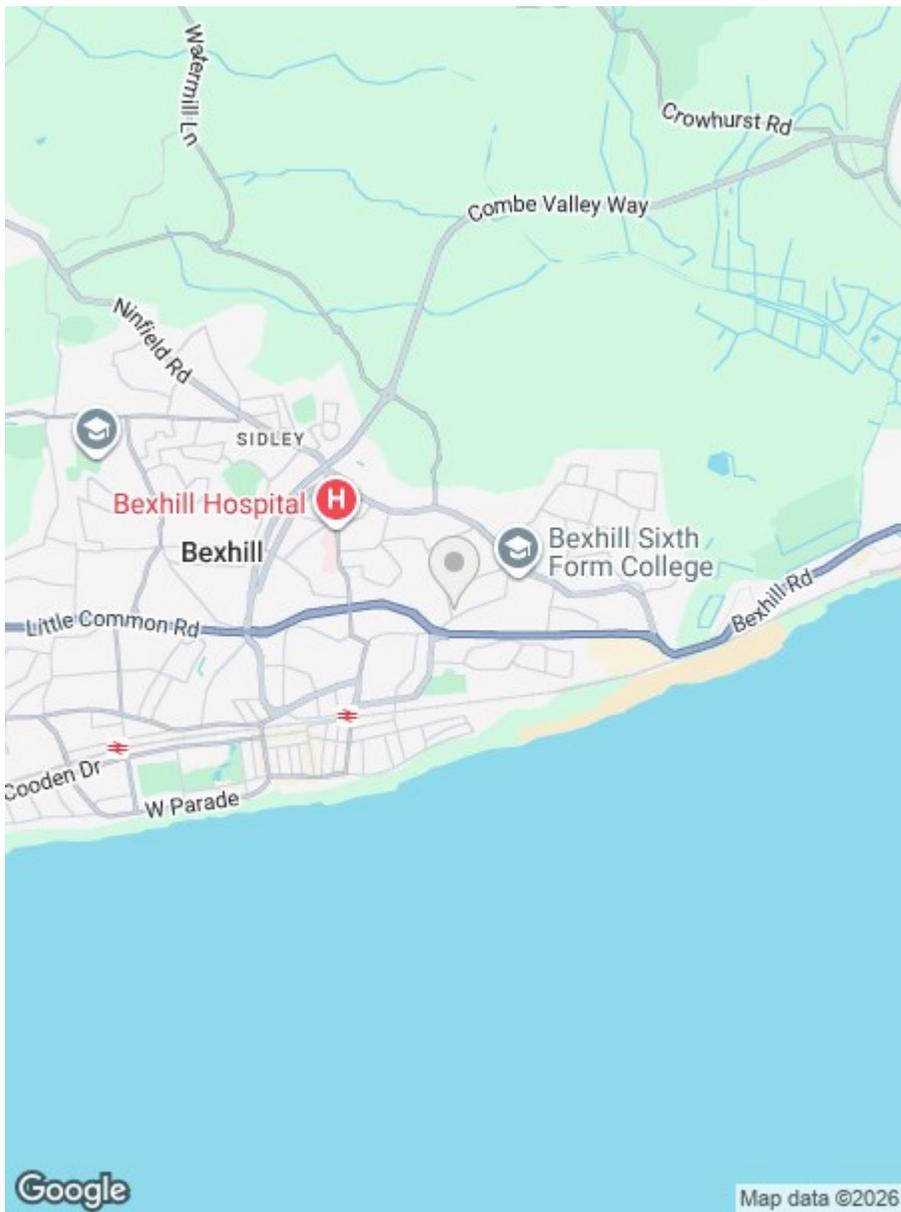


GROUND FLOOR
1091 sq.ft. (101.4 sq.m.) approx.



TOTAL FLOOR AREA: 1091 sq.ft. (101.4 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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