

**RUSH
WITT &
WILSON**



**1 Glyne Ascent, Bexhill-On-Sea, East Sussex TN40 2NX
£220,000**

A stunning two bedroom ground floor purpose built flat with garage, one of just two in the block, private front & westerly facing rear garden, private entrance, gas central heating system, double glazed windows & doors, modern kitchen and jack & Jill bathroom, living room, dining room, private entrance hall, presented to an excellent standard by the current vendors, viewing comes highly recommended by RWW sole agents.



Entrance Hall

Entrance door, window to side elevation, single radiator, electric meters cupboard.

Cloakroom

Wc with low level flush, inset wash hand basin with vanity unit beneath, tiled splashbacks, double radiator, obscure glass window to the side elevation.

Living Room

16'9 x 12'2 (5.11m x 3.71m)

Window to the front elevation, double radiator.

Dining Room

11'3 x 7'10 (3.43m x 2.39m)

Window to the rear elevation overlooking the private rear garden, double radiator, laminate flooring.

Kitchen

11'3 x 10'6 (3.43m x 3.20m)

Window overlooks the rear garden, obscured glass door leads out to patio, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, plumbing for washing machine, tiled splashbacks, space for fridge, built in double oven with grill, gas hob with extractor canopy and light.

Inner Hallway

Linen cupboard with slatted shelving.

Bedroom One

13'9 x 8'2 (4.19m x 2.49m)

Window to the front elevation, double radiator, built in wardrobe cupboards.

Bedroom Two

10'9 x 7'10 (3.28m x 2.39m)

Window to rear elevation, single radiator.

Jack & Jill Bathroom

Comprising modern walk in shower with chrome controls and fixed shower head, wc with concealed cistern, inset wash hand basin with vanity unit beneath, chrome heated towel rail, obscure glass window to the rear elevation.

Outside**Front Garden**

Newly landscaped, mainly laid to lawn with chipped barked flowerbeds, some shrubbery, picket fence, driveway leads to garage.

Rear Garden

Designed with low maintenance in mind westerly facing rear garden, patio area for alfresco dining, shingled areas for easy maintenance, timber framed shed, all enclosed with fencing.

Garage

En-Bloc adjacent to the property.

Lease and Maintenance Details

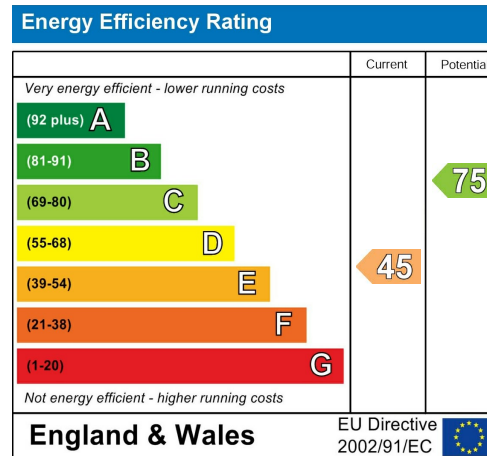
Approx. 139 years remaining on lease, 1/2 share maintenance charges as and when required.

Agents Notes

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.







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