

**RUSH  
WITT &  
WILSON**



**Flat 3, 27 Eversley Road, Bexhill-On-Sea, East Sussex TN40 1HA  
£159,000**



**A beautifully presented one bedroom, top floor apartment, located in the heart of Bexhill town centre with easy access to Bexhill seafront and train station offering direct links to London Victoria, Gatwick Airport, Brighton and Ashford International. Internally the property comprises a large kitchen/breakfast room, living room, one double bedroom and a modern shower room. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts communal gardens to the rear. Viewing comes highly recommend by RWW sole agents. Council Tax Band A.**



**Communal Entrance Hallway**

With stairs leading to the second floor.

**First Floor Landing**

A lockable storage cupboard.

**Private Entrance Hallway**

With entrance door, entry-phone system.

**Living Room**

17'8" x 12'11" (5.41 x 3.96)

Double glazed windows to the rear elevation, two double radiators.

**Kitchen/Breakfast Room**

14'7" x 10'10" (4.45 x 3.31)

Window to the front elevation, radiator, modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven, four ring gas hob with extractor canopy above, space and plumbing for washing machine, space for freestanding fridge and freezer, tiled splashbacks.

**Bedroom**

12'6" x 9'1" (3.83 x 2.77)

Window to the front elevation, radiator.

**Shower Room**

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, large walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and rain effect showerhead, obscured double glazed windows to the side elevation, chrome heated towel rail.

**Outside**

**Communal Gardens**

To the rear elevations, mainly laid to lawn.

**Lease And Maintenance**

111 years remaining on lease, maintenance charge £425 every 6 months.

**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.



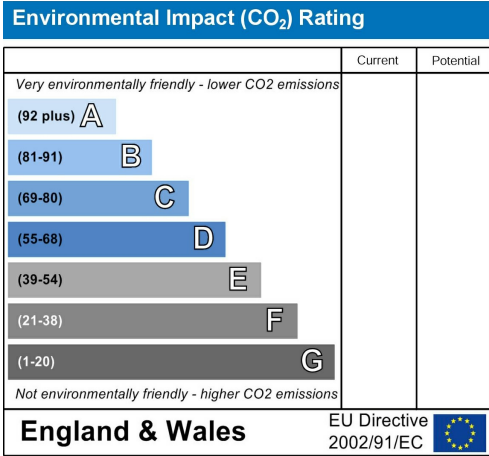
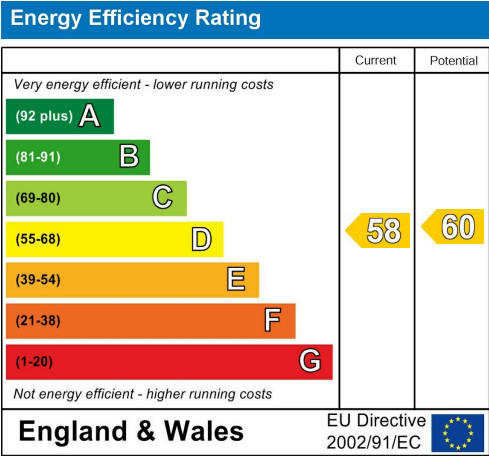
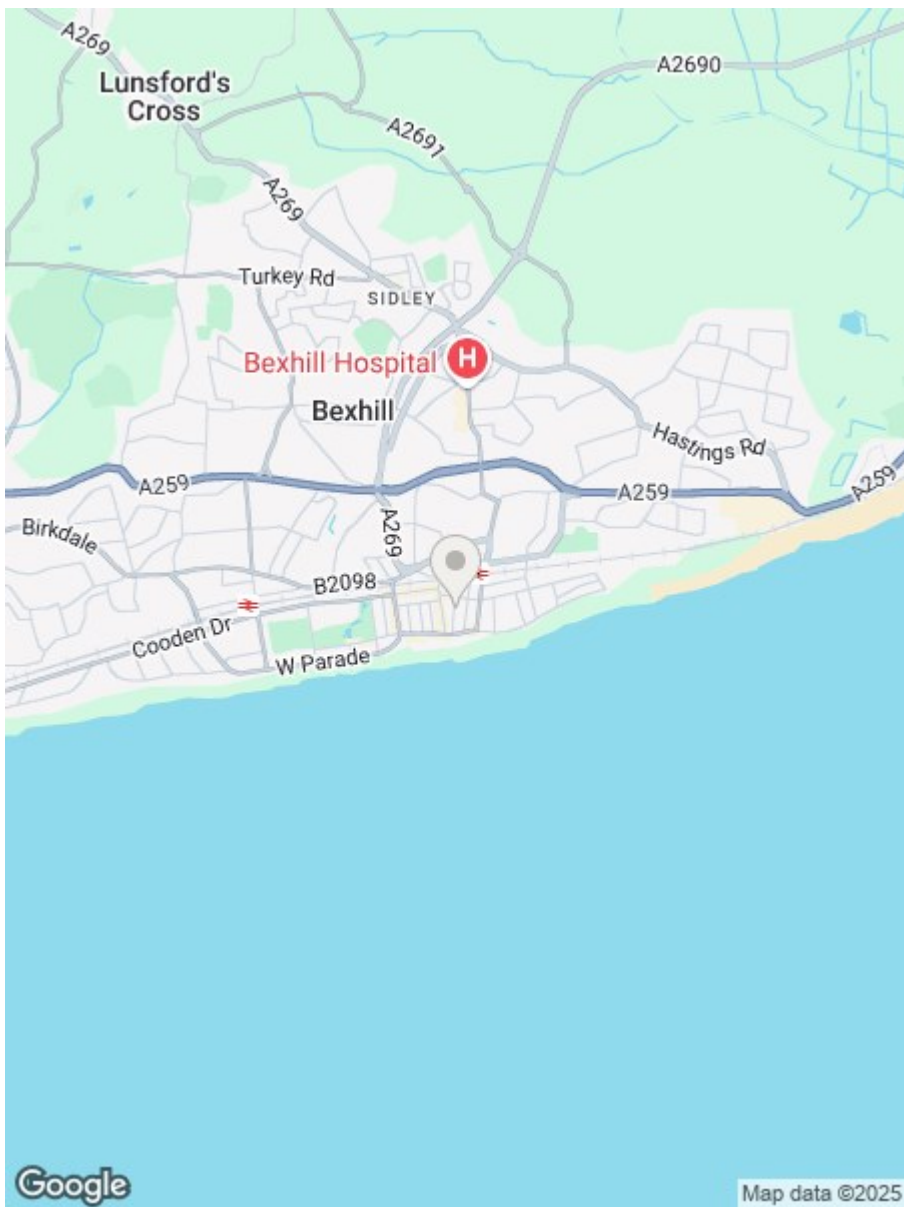


2ND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 464 sq.ft. (43.1 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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