

**RUSH  
WITT &  
WILSON**



**Flat 1A Eversfield Court Wilton Road, Bexhill-On-Sea, East Sussex TN40 1HY  
£127,000**

**Rush, Witt and Wilson are delighted to welcome to the market this exceptionally well presented one bedroom, ground floor purpose built flat, ideally located in the heart of Bexhill town centre. Having been beautifully and tastefully upgraded by the current vendors and offering bright and spacious accommodation throughout, the property comprises lounge, modern fitted kitchen, modern fitted bathroom, large double bedroom and storage space. Other benefits to the property include gas central heating to radiators, double glazed windows throughout and front garden. Conveniently located in Bexhill town centre with direct and easy and direct access to mainline rail stations, seafront and town centre with a its variety of shops, restaurants and cafes. Viewing comes highly recommended by the vendors chosen sole agents at RWW Bexhill to appreciate this immaculately presented property in this ideal location.**



**Communal Entrance**

Communal entrance door with entryphone system leading to communal hallway, flat is located on the ground floor.

approximate and should not be relied upon for any other purpose.

**Hallway**

Timer internal front door leading to hallway with entryphone system, airing cupboard housing the hot water cylinder with slatted shelving, additional storage cupboard housing the electric meter and new modern electric consumer unit.

**Lounge**

10'11" x 12'5" (3.33 x 3.79)

Front aspect double glazed picture windows, radiator, door leading through to kitchen.

**Kitchen**

9'1" x 4'9" (2.79 x 1.45)

Modern fitted kitchen with a range of matching wall and base level white gloss units with laminate roll top work surfaces, space for freestanding cooker, composite circular single sink with drainer and mixer tap, plumbing space for washing machine, space for freestanding fridge/freezer, part tiled walls, extractor fan, recessed ceiling spotlights.

**Bedroom**

15'5" x 9'1" (4.71 x 2.77)

Rear aspect double glazed window, radiator.

**Bathroom**

Wall mounted heated chrome towel rail, modern white bathroom suite comprising pedestal mounted wash hand basin with mixer tap, low level wc, panelled enclosed P bath with mixer tap and shower attachment, fully tiled walls, ceiling mounted spotlights, extractor fan, overhead cupboard housing the water tank.

**Front Garden**

Low maintenance patio laid front garden with plants and shrubs.

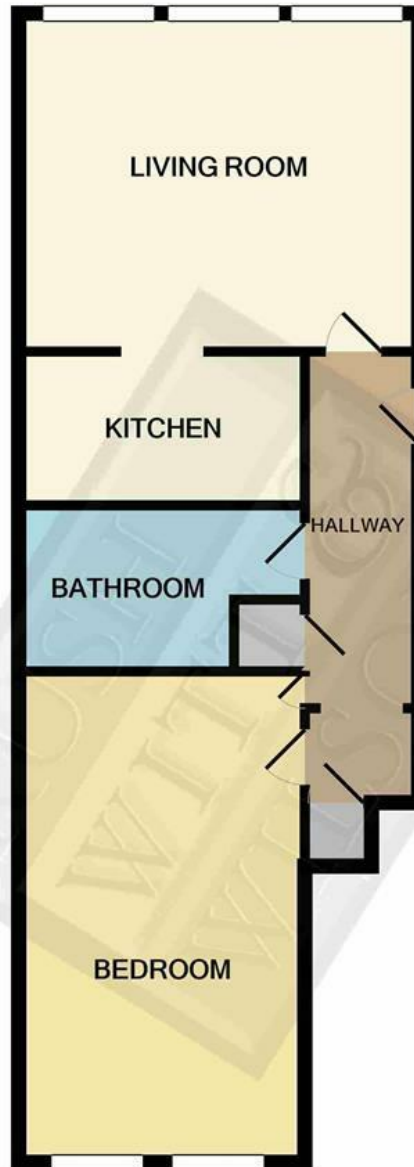
**Lease And Maintenance**

Maintenance is £220 per quarter which includes gas central heating bill. 180 years remaining on the lease.

**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

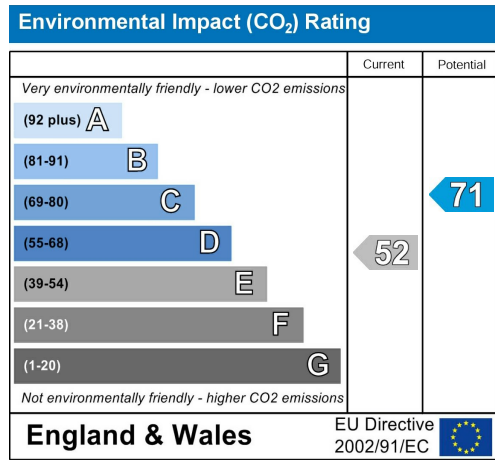
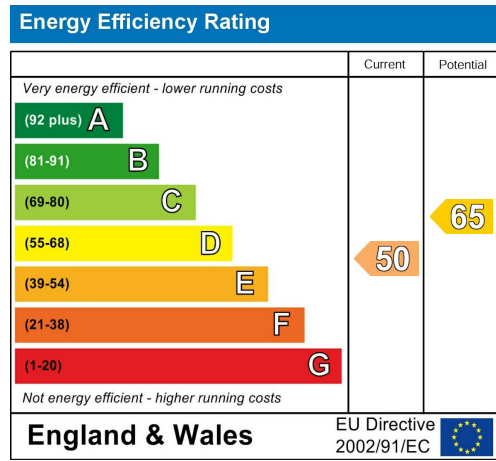




TOTAL APPROX. FLOOR AREA 433 SQ.FT. (40.2 SQ.M.)

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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