

**RUSH
WITT &
WILSON**



**Top Floor Flat 3, 43 De La Warr Road, Bexhill-On-Sea, East Sussex TN40 2JE
Price Guide £239,000**

An opportunity to acquire this deceptively spacious three bedroom, second floor apartment with garage and garden, conveniently situated within easy access to Bexhill town centre and Ravenside Retail Park. Offering bright and spacious accommodation throughout, the property comprises a lounge/diner benefitting from sea views, three bedrooms, fitted kitchen, modern fitted bathroom, large entrance hall and a loft room. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property benefits from it's own private rear garden, a single garage en-bloc and a car port providing off road parking. Ideally located within easy access to Ravenside Retail Park, Bexhill town centre, Bexhill seafront and mainline rail station with direct links to London, Brighton, Gatwick Airport and Ashford international. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning spacious flat in this highly popular location. Council Tax Band B



Communal Entrance

Communal entrance door with entry-phone system leading to the communal hallway, flat is located on the second floor.

Reception Hall

10'3" x 9'7" (3.13 x 2.93)

Timber internal front door leading to large reception hall, with radiator, stairs leading to loft room.

Kitchen

11'8" x 10'4" (3.56 x 3.15)

Double glazed window to the side elevation, fitted kitchen with a range of matching base level units with mosaic tiled worktop surfaces, stainless steel bowl and half sink with drainer and mixer tap, space for freestanding cooker, space for freestanding fridge/freezer, open archway leading through to the inner hallway, part tiled walls, access to loft space.

Inner Hallway

Door leading through to bathroom, large utility/storage cupboard with fitted shelving, plumbing space for washing machine, gas central heating boiler and ample storage space.

Bathroom

Double glazed window to the rear elevation, radiator, large vanity unit with wash hand basin, mixer tap and storage drawers and cupboards beneath, modern freestanding bath with mixer tap and shower attachment, low level wc.

Lounge/Diner

19'1" x 13'2" (5.83 x 4.02)

Double glazed windows to the front elevation, benefitting from south facing sea views, radiator, feature fireplace with fitted electric fire.

Bedroom One

16'8" x 12'5" (5.10 x 3.81)

Double glazed window to the front elevation benefitting from south facing sea views, radiator, fitted desk, fitted storage cupboard with fitted shelving.

Bedroom Two

13'10" x 11'1" (4.22 x 3.38)

Double glazed windows to the rear elevation, radiator, fitted wardrobe with hanging space and shelving.

Bedroom Three

8'10" x 8'0" (2.70 x 2.46)

Double glazed window to the front elevation, radiator.

Loft Room

14'9" x 7'11" (4.51 x 2.42)

Converted loft room/occasional room/study/hobby room, with double glazed Velux window to the rear elevation, door giving access to eaves storage.

Outside

Communal driveway leading down the side of the property that leads to the rear.

Single Garage En-Block

With up and over door.

Private Rear Garden

Mainly laid to lawn with additional plumb slate chipping laid area, timber garden shed, carport.

Lease & Maintenance

1/4 Share of Freehold, Service Charge £65 per calendar month including building insurance and water rates. Any major works is 1/4 split as and when needed.

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.



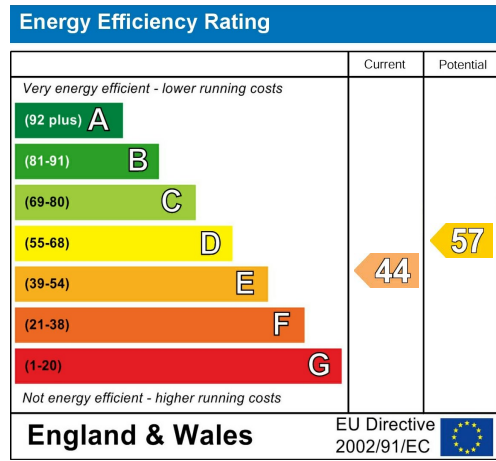
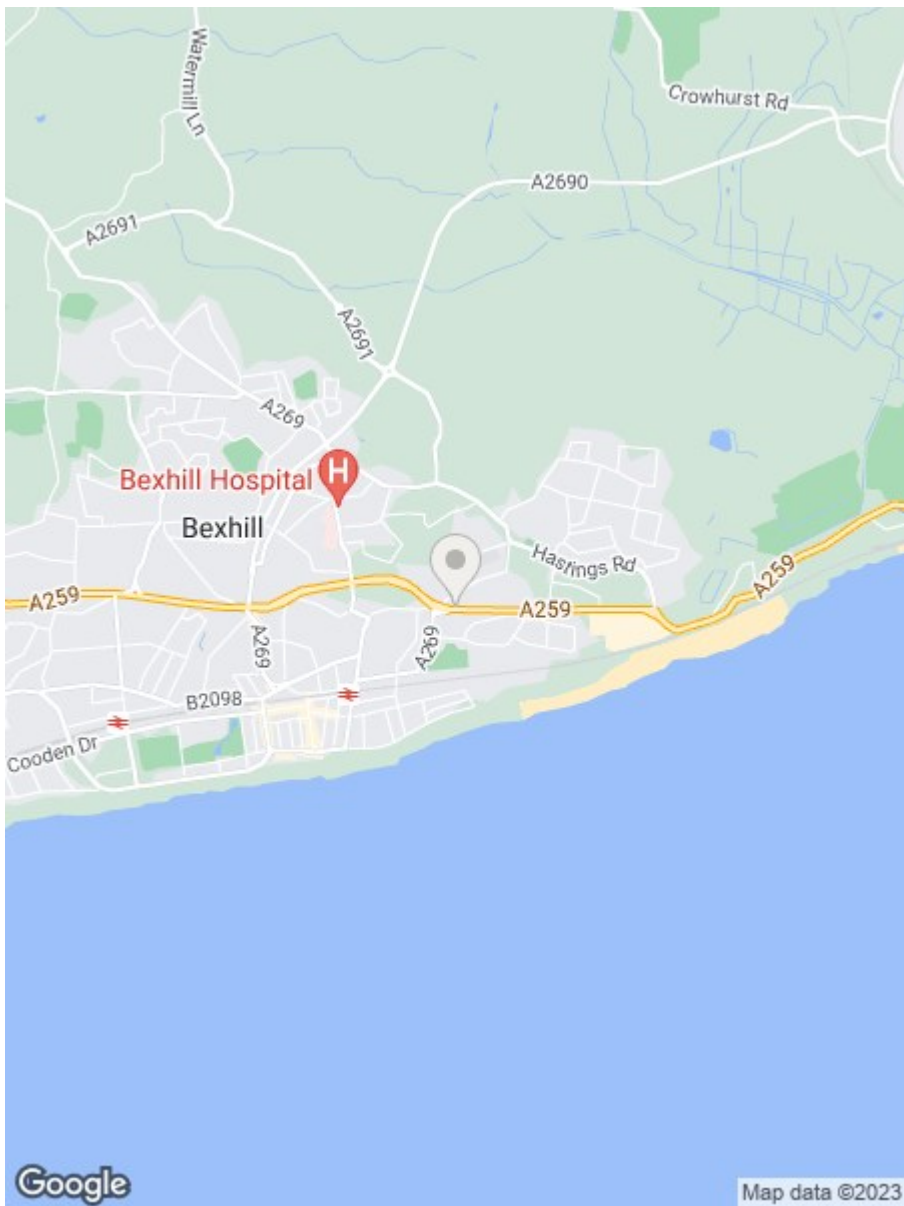
MAIN FLOOR
1083 sq.ft. (100.6 sq.m.) approx.

ATTIC ROOM
187 sq.ft. (17.4 sq.m.) approx.



TOTAL FLOOR AREA : 1271 sq.ft. (118.0 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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**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**