

**RUSH  
WITT &  
WILSON**



**Flat B, 15 Holliers Hill, Bexhill-On-Sea, East Sussex TN40 2DY  
£195,000**

**A beautiful two double bedroom maisonette with pleasant views over Bexhill towards the sea, share of freehold, gas central heating system, double glazed windows and doors, situated on the first and second floor, off road parking to the rear allocated, vacant possession, utility room, kitchen/ breakfast room, downstairs cloakroom. Viewing comes highly recommended by RWW sole agents.**



**Communal Entrance Hallway**

With entrance door and stairs to first floor.

**Private Entrance Hallway****First Floor Landing Hallway**

Single radiator, window to side elevation.

**Cloakroom**

WC with low level flush, single radiator, window to the rear elevation.

**Living Room**

16'3 x 15'4 (4.95m x 4.67m)

Bay window to the front elevation, additional window to the side, cast iron fireplace, double radiator, laminate wood flooring.

**Kitchen/ Breakfast Room**

12'8 x 9'10 (3.86m x 3.00m)

Single radiator, fitted kitchen comprising a range of wall and base level units with laminate straight edge worktops, single drainer sink unit with mixer tap, integrated oven and grill with electric hob, tiled splashbacks, space for fridge/freezer, window to the rear elevation, laminate flooring.

**Utility Room**

6'9 x 6'10 (2.06m x 2.08m)

Window to the rear elevation, single radiator, laminate worktop, plumbing space for washing machine, space for tumble dryer, built in storage cupboard, wall mounted gas central heating and domestic hot water boiler.

**Second Floor Landing**

Access to roof space, obscured glass window to the side elevation, single radiator.

**Bedroom One**

16'3 x 13'3 (4.95m x 4.04m)

Window to the front elevation, double radiator, exposed floorboards.

**Bedroom Two**

12'9 x 9'8 (3.89m x 2.95m)

Window to the rear elevation with far reaching views over Bexhill, single radiator.

**Bathroom**

Modern suite comprising shower/bath with chrome controls and shower attachment, shower screen, chrome heated towel rail, pedestal mounted wash hand basin with tiled splashback, wc with low level flush, part tiled walls, obscured glass window to the rear elevation, laminate wood flooring.

**Outside Allocated Off Road Parking**

To the rear of the property.

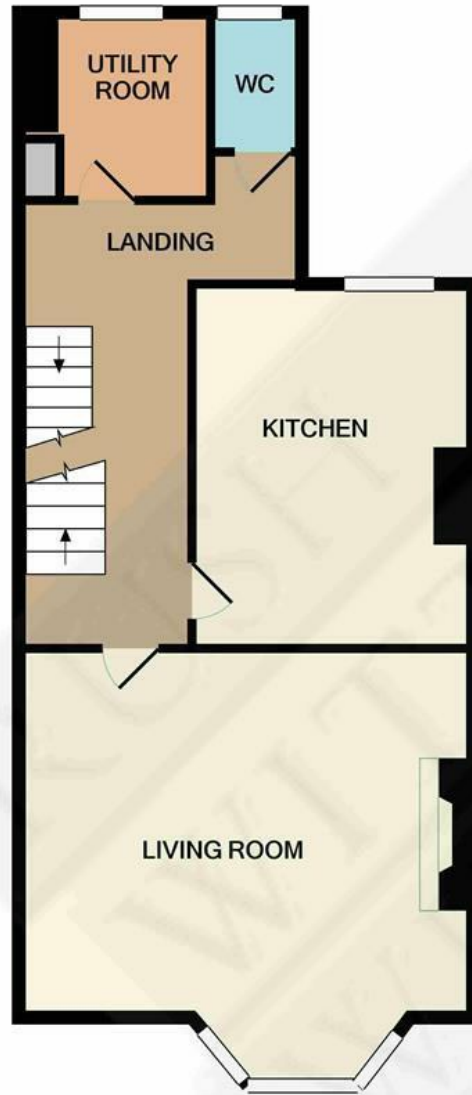
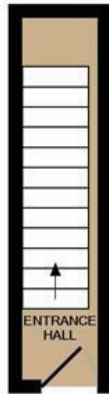
**Maintenance Details**

Share of freehold, remainder of 999 year lease, 60/40 Split maintenance fee's.

**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.





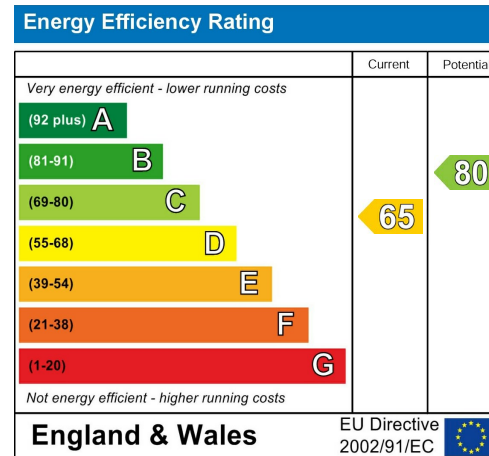
1ST FLOOR  
APPROX. FLOOR  
AREA 513 SQ.FT.  
(47.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 499 SQ.FT.  
(46.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1054 SQ.FT. (97.9 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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**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**