

**RUSH  
WITT &  
WILSON**



**15d Harewood Close, Bexhill-On-Sea, East Sussex TN39 3LX  
£179,000**

**A stunning third floor, two bedroom, purpose built flat, presented to an exceptional standard by the current vendors, with far reaching sea views, double glazed windows and doors, gas central heating system, modern bathroom and kitchen, south facing sun balcony, entryphone system, garage en-bloc, lift, NO ONWARD CHAIN, share of freehold, viewing comes highly recommended by RWW sole agents Bexhill.**



**Communal Entrance Hallway**

With Entryphone system, stairs and lift to third floor.

**Private Entrance Hallway**

With entrance door, entryphone, single radiator, built in storage cupboard, additional storage cupboard.

**Living Room**

12'4 x 17'6 (3.76m x 5.33m)

Window and door to the southerly front elevation leading to sun balcony with stunning sea views, double radiator.

**Kitchen**

12'3 x 6'8 (3.73m x 2.03m )

Window to the southerly elevation with sea views, 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, integrated oven and grill with gas hob, extractor canopy and light, tiled splashbacks, built in fridge and freezer, single radiator, breakfast bar.

**Bedroom One**

12'2 x 12'3 (3.71m x 3.73m)

Window to the rear elevation, single radiator.

**Bedroom Two**

11'3 x 10'1 (3.43m x 3.07m)

Window to the rear elevation, built in wardrobe cupboard.

**Bathroom**

Modern suite comprising wc with low level flush, heated chrome towel rail, wall mounted wash hand basin with vanity unit beneath, walk in shower cubicle with fixed chrome showerhead, hand shower attachment and controls, wood effect tiled floor, splashbacks.

**Garage En-Bloc**

To the front of the property.

**Lease and Maintenance**

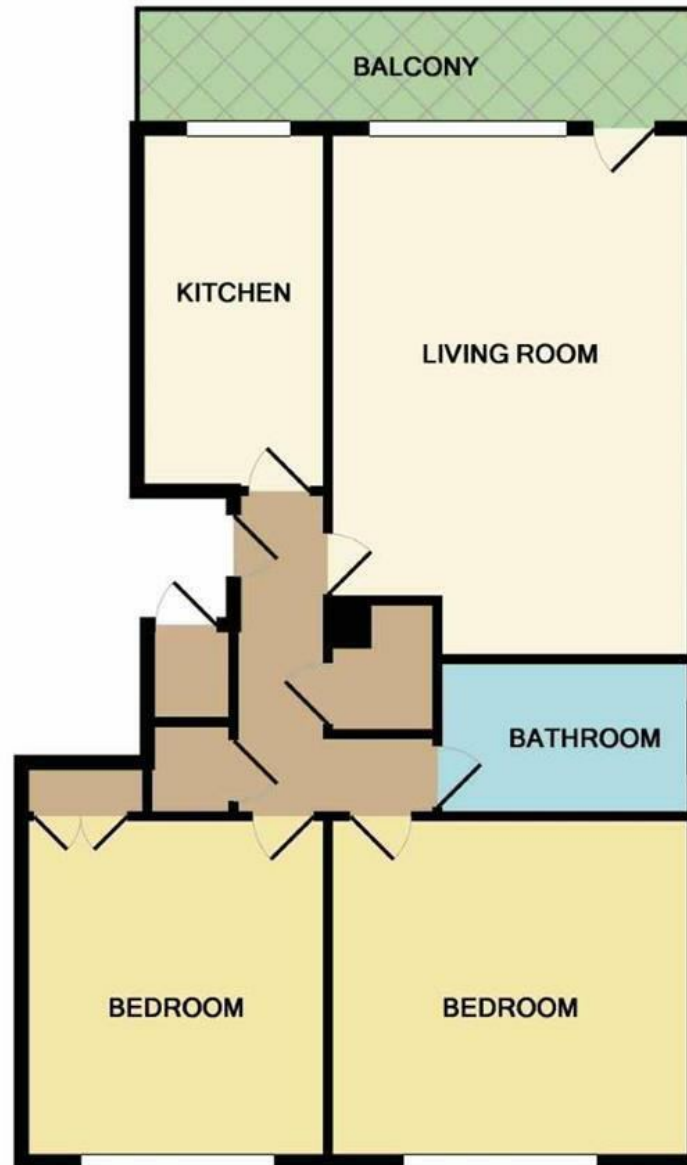
Approx 999 years remaining from 1973 on lease, share of freehold, ground rent £50 pa, Service charge approx. £1300 pa.

**Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that

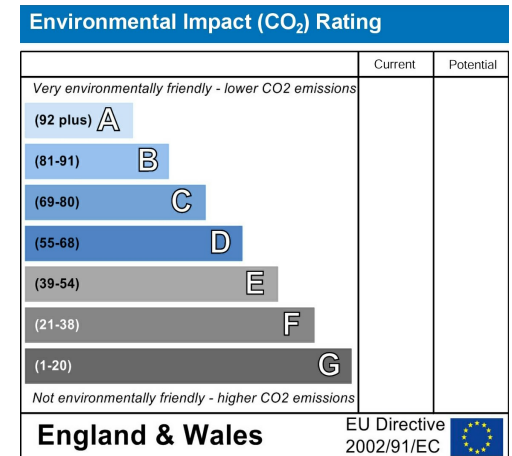
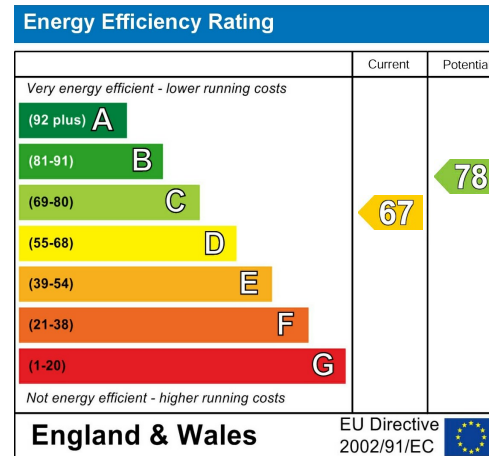
measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 635 SQ.FT. (59.0 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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.  
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