

**RUSH
WITT &
WILSON**



**2 Benbow House Birkdale, Bexhill-On-Sea, East Sussex TN39 3TT
£259,000**

A beautiful two bedroom ground floor apartment, situated in this highly sought after purpose built block in the convenient location of Collington Bexhill. Offering bright and spacious accommodation throughout the property comprises two double bedrooms, large living/dining room, modern fitted kitchen, separate w/c and fitted bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts stunning communal gardens, garage and off road parking, viewing comes highly recommended by RWW sole agents. Council Tax Band C



Communal Entrance Hallway

Private Entrance Hall

With entrance door, entry-phone system, radiator, storage cupboard with slatted shelving and additional storage above.

WC

Suite comprising wc with low level flush, floating wash hand basin with hot and cold tap, tiled walls, tiled floor, obscured glass window to the side elevation.

Kitchen

10'8" x 10'8" (3.27 x 3.26)

Fitted kitchen with a range of matching wall and base level units with straight edge laminate worktop surfaces, sink with drainer and mixer tap, space for freestanding oven, space and plumbing for washing machine, space for freestanding fridge and freezer, tiled splashbacks, double glazed windows to the side elevation over looking the communal gardens, kitchen also housing the gas central heating and domestic hot water boiler.

Living/Dining Room

28'3" x 12'9" (8.62 x 3.89)

Triple aspect with double glazed windows to the front, side and rear elevations, two double radiators, glass panelled French doors giving access onto the sunroom.

Sunroom

9'0" x 6'0" (2.75 x 1.84)

Duel aspect with windows to the side and front elevations, glass panelled door leading out onto the communal gardens, tiled floor.

Bedroom One

16'2" x 11'10" (4.93 x 3.61)

Double glazed windows overlooking the front elevation, built in wardrobe cupboards with shelving and hanging space, double radiator.

Bedroom Two

13'11" x 12'1" (4.25 x 3.69)

Double glazed windows to the front elevation, built in wardrobe cupboards with hanging space and shelving, double radiator.

Bathroom

Suite comprising panelled bath with chrome mixer tap,

chrome hand shower attachment and chrome showerhead, pedestal mounted wash hand basin with hot and cold tap, double radiator, borrowed light window, tiled walls, tiled floor.

Outside

Communal Gardens

Beautifully kept communal gardens, mainly laid to lawn with mature shrubbery, plants and trees of various kinds.

Garage & Allocated Parking Space

With up and over door. Allocated parking space in front of garage.

Lease and Maintenance

Remainder of 999 year lease. Share of Freehold. Service charge £1,200 p/a to include the water rates, buildings insurance and window cleaning.

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.



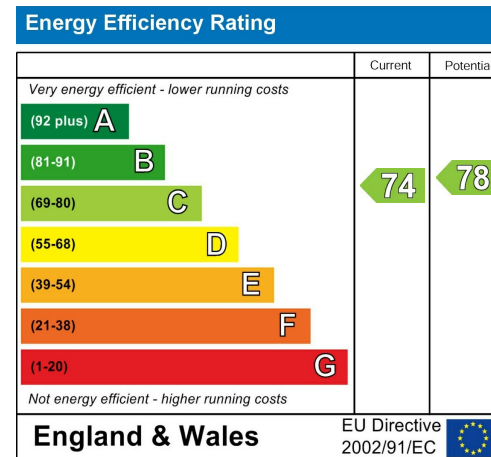
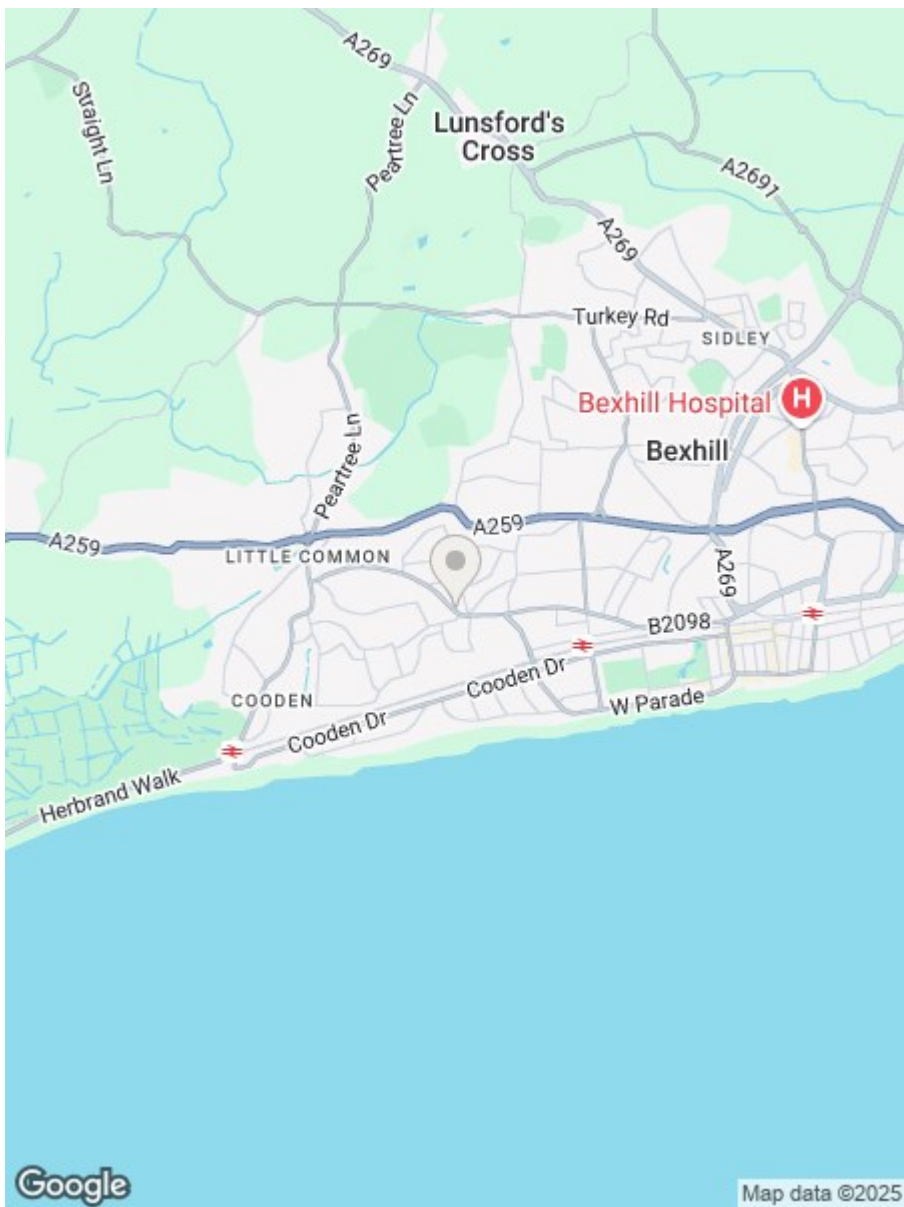
GROUND FLOOR
966 sq.ft. (89.8 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.8 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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