

**RUSH  
WITT &  
WILSON**



**1 Newdigate House Knole Road, Bexhill-On-Sea, East Sussex TN40 1LQ  
Asking Price No Price**

**A stunning spacious two bedroom seafront garden flat with private court yard garden and beautiful communal gardens, gas central heating system, double glazed windows and doors, sea views, refitted kitchen/ breakfast room, utility room, private entrance, presented throughout to a very high standard, garage available by negotiation. Viewings considered essential by RWW sole agents.**



### **Entrance Hall**

With entrance door via private court yard garden, covered radiator, three large built-in storage cupboards.

### **Living Room/ Dining Room**

21'10 x 15'5 (6.65m x 4.70m)

Windows door overlooking the seafront garden with stunning views overlooking the sea, inset Real Flame Victorian style fireplace with tiled hearth, two double radiators.

### **Kitchen/ Breakfast Room**

12'4 x 11'8 (3.76m x 3.56m)

Refitted contemporary kitchen comprising a range of base and wall units with high gloss finish, one and a half bowl sink unit and mixer tap, built-in double oven and grill, gas hob, brush stainless steel extractor canopy and light, tiled splash-backs, space for fridge/freezer, double radiator, window to side elevation, built-in dishwasher. Breakfast bar island with glass top and matching stools. Victorian style floor tiling.

### **Utility Room**

Obscure glass window to side elevation, wall mounted combination boiler for gas central heating, plumbing for washing machine, space for additional fridges and freezers and storage.

### **Bedroom One**

22' x 13'6 (6.71m x 4.11m )

Two built-in wardrobes, window to courtyard elevation, double radiator, additional fitted wardrobes.

### **Bedroom Two**

11'10 x 5'9 (3.61m x 1.75m)

Window towards the seafront, elevation, single radiator.

### **Bathroom**

Contemporary suite comprising shower bath with wall mounted electric shower unit and controls, w.c. with concealed cistern, inset wash hand basin with vanity unit beneath, obscure glass window to side elevation, double radiator, floor and wall tiling.

### **Outside**

#### **Private Court Yard Garden**

Raised flower beds, patio areas for alfresco dining, outside water tap, timber framed shed, cast iron gate.

### **Communal Gardens**

Seafront facing communal gardens are mainly laid to lawn with beautiful extensive plant and shrub beds all well stocked with a retaining wall, seating areas privately owned by the flat and stunning sea views. Storage and water tap.

### **Garage Available**

By separate negotiation.

### **Maintenance Details**

Share Of Freehold, 103 years remaining on the Lease and the maintenance is £2150 per annum.

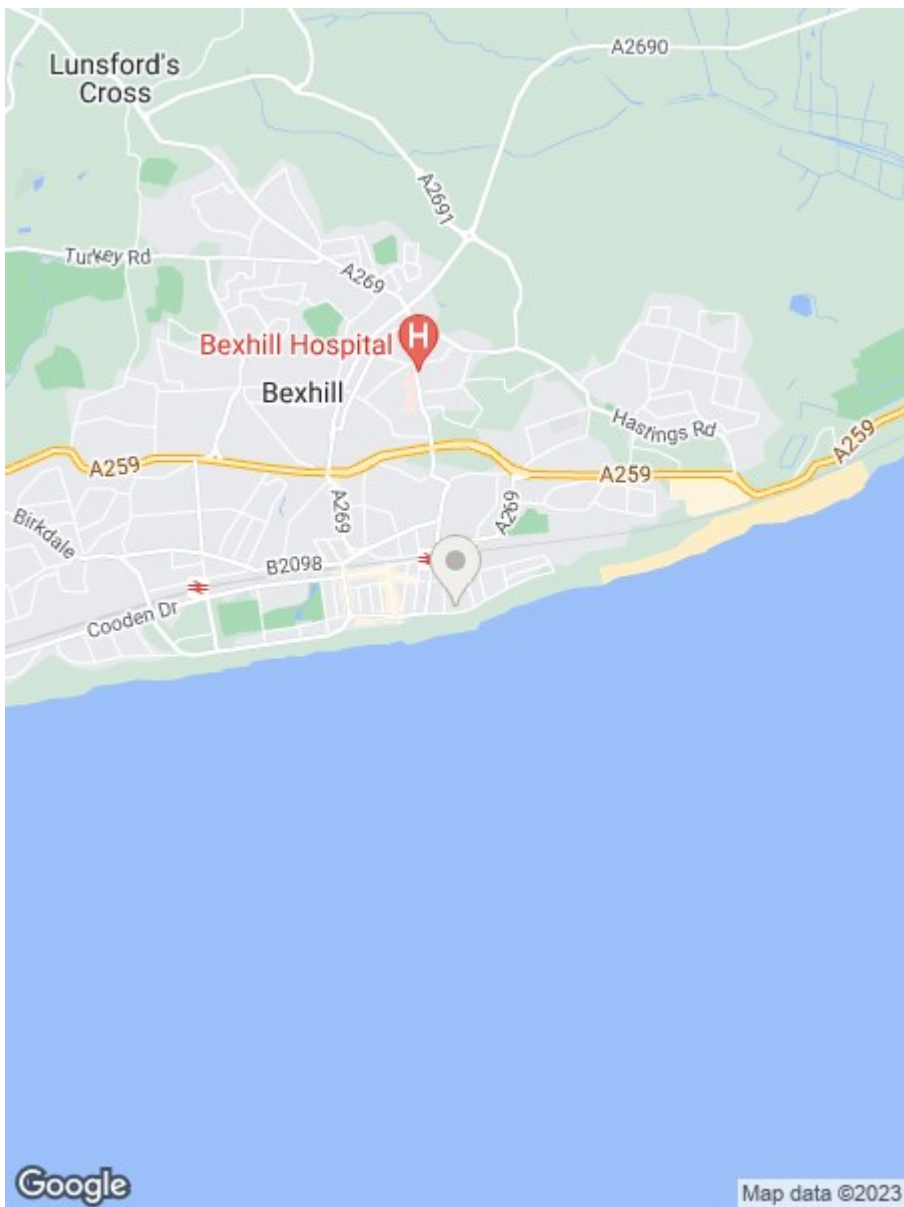
### **Agents Note**

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.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, fittings and any other items are approximate and no responsibility is taken for any error, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such. For any prospective purchase, please refer to the actual floor plan.  
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