

**RUSH  
WITT &  
WILSON**



**5 Mitten Road, Bexhill-On-Sea, East Sussex TN40 1QL  
£199,950**

**This is an ideal property for those looking for an investment opportunity/ refurbishment project. Two bedroom ground floor flat with its own private access and cellar, front and rear gardens, double glazed windows and doors and gas central heating system. The property is situated close to Bexhill Town Centre and Bexhill railway station. The property includes the freehold of the building comprising 5 and 5A Mitten Road. Viewing comes highly recommended by Rush Witt & Wilson. Council Tax Band A.**



**Entrance Hall**

With obscure glass window to front elevation, entrance door to side, double radiator.

**Living Room**

12'5 x 12'2 (3.78m x 3.71m )

Windows to both side and rear elevations, tiled fireplace, double radiator, access to dry cellar with obscure glass window to side.

**Kitchen**

10'6 x 7'8 (3.20m x 2.34m )

Window to side elevation, door to side. The kitchen comprises a stainless steel single drainer sink unit with base unit. There are further built-in cupboards, part tiled walls, plumbing for washing machine.

**Utility Room**

With double radiator, two windows to rear elevation.

**Side Porch****Bedroom One**

15'7 x 14'2 (4.75m x 4.32m )

Bay window overlooks the front elevation, tiled fireplace, double radiator.

**Bedroom Two**

16'3 x 11'3 (4.95m x 3.43m )

Single radiator, tiled fireplace, door and window leads out to the front and rear garden.

**Jack & Jill Shower Room**

Suite comprising walk-in shower with electric shower unit controls, pedestal wash hand basin, w.c. with low level flush, window overlooking the rear elevation.

**Outside****Front Garden**

Which is mainly laid to patio for low maintenance and all enclosed by retaining walls, mature shrubbery and pathway which leads to the front covered entrance.

**Rear Garden**

The rear garden is westerly facing and is mainly laid to lawn and all enclosed by retaining walls, shrub and flower beds are well stocked and there is an outside water tap and side access.

**Maintenance Details**

Maintenance is currently on an ad hoc basis.

The property includes the freehold. 128 Years remaining on lease.

**Agents Note**

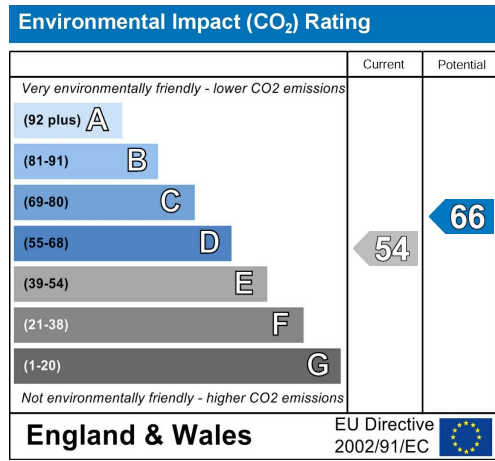
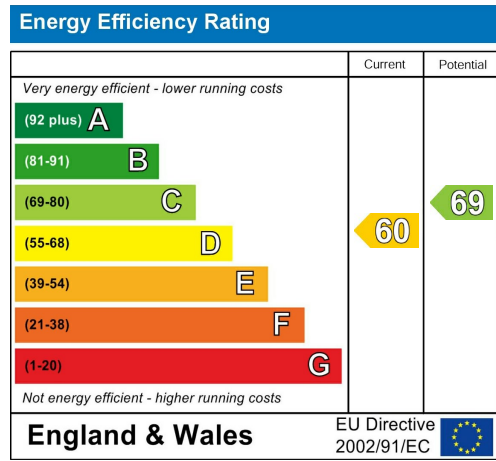
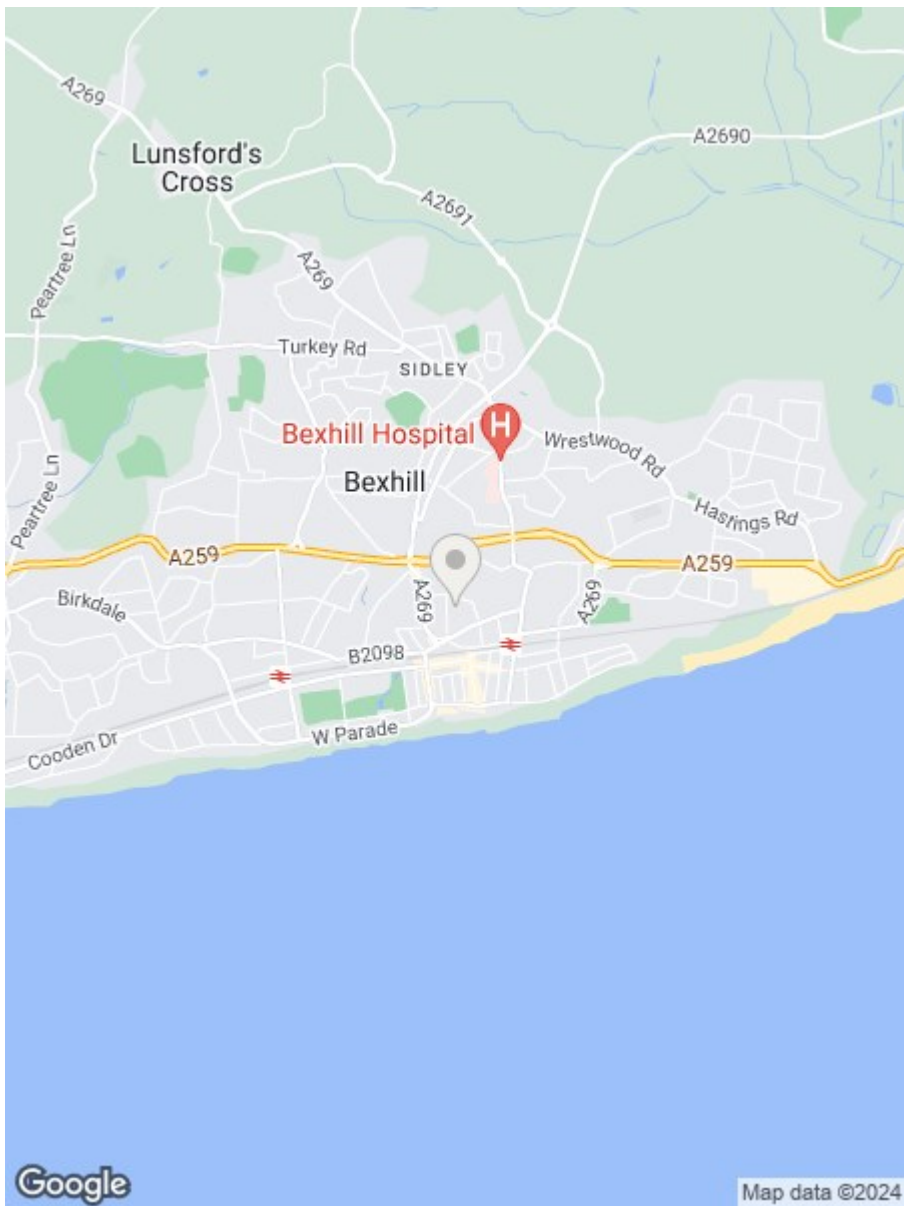
None of the services or appliances mentioned in these sale particulars have been tested.

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, 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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