

**RUSH  
WITT &  
WILSON**



**12 Albert Road, Bexhill-On-Sea, East Sussex TN40 1DG**  
**£267,000**

**No Chain ! A stunning spacious two double bedroom ground floor flat with private garden, share of freehold, private entrance, gas central heating system, double glazed windows and doors, kitchen/breakfast room, modern bathroom, conveniently located in Bexhill town centre, viewing comes highly recommended by RWW sole agents. Council Tax Band A.**



**Entrance Vestibule**

With entrance door.

**Entrance Hallway**

Double radiator, under stairs storage cupboard with access to cellar.

**Living Room**

18'9" x 11'11" (5.72 x 3.64)

French doors lead out onto the rear garden, double radiator, feature fireplace.

**Kitchen/Breakfast Room**

12'2" x 16'0" (3.73 x 4.90)

Modern kitchen comprising a range of base and wall units with laminate straight edge worktops, twin drainer, single bowl sink unit with mixer tap, integrated dishwasher, integrated oven with grill, ceramic hob, extractor canopy and light, glass style splashbacks, integrated fridge/freezer, integrated washing machine, integrated tumble dryer, cupboard housing boiler, double radiator, windows to the rear and side elevations, door leads out onto rear garden.

**Bedroom One**

13'1" x 16'7" (4.01 x 5.07)

Bay window to the front elevation, two double radiators.

**Bedroom Two**

11'0" x 14'2" (3.36 x 4.34)

Double radiator, windows to the front elevation, two built in wardrobe cupboards.

**Bathroom**

Modern suite comprising walk in double width shower, chrome controls and chrome showerhead, wc with low level flush, chrome heated towel rail, wall mounted wash hand basin with vanity unit beneath, obscure glass window to the rear elevation, tiled walls.

**Outside****Rear Garden**

Westerly facing, a particular feature to this beautifully appointed ground floor flat, large patio areas for alfresco dining, astro turfed area, well stocked shrub and plant beds, all enclosed with fencing to all sides, timber framed shed, side access.

**Maintenance Details**

Share Of Freehold, 1/3rd split of any maintenance requirements

**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.

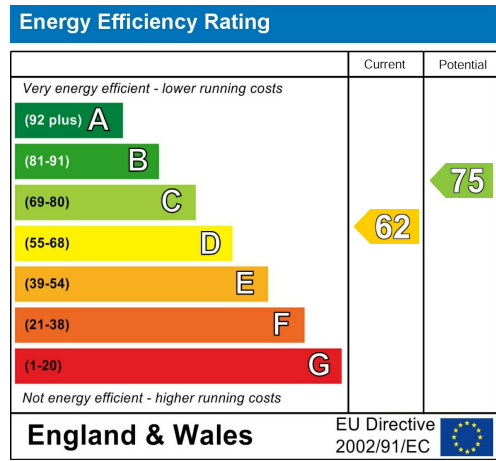
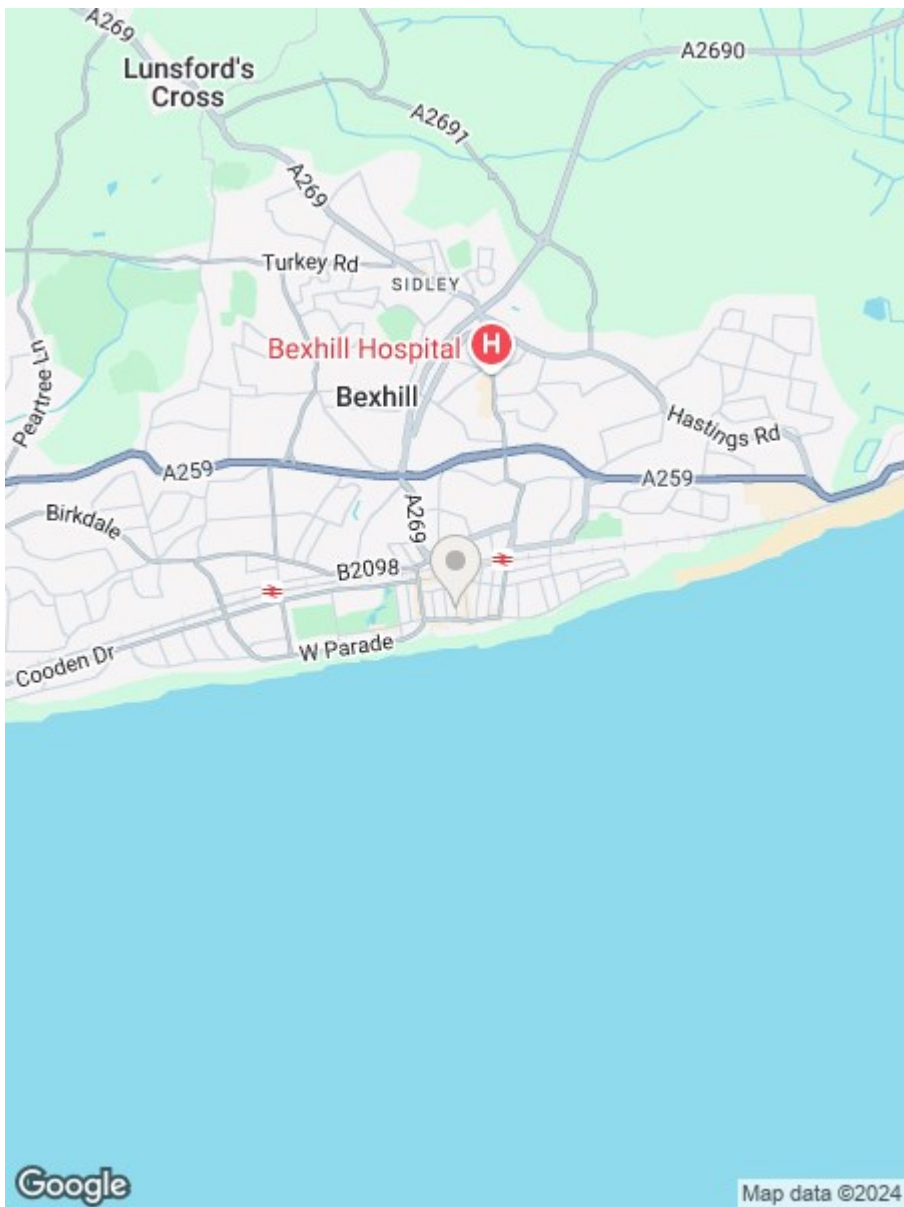




TOTAL APPROX. FLOOR AREA 924 SQ.FT. (85.9 SQ.M.)

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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WITT &  
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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**