

RUSH
WITT &
WILSON



Flat 3, 8 Sea Road, Bexhill-On-Sea, East Sussex TN40 1ED
£190,000

An opportunity to acquire this well presented one bedroom, ground floor garden apartment, situated in this highly convenient location of Bexhill town centre. Internally the property comprises modern fitted kitchen, living room, double Bedroom, modern fitted bathroom, double glazed windows and doors, and gas central heating system. Viewing comes highly recommended by RWW. Council Tax Band A.



Private Gated Access

Side gate, providing private access to the property and garden.

Private Entrance Porch

With hanging space for coats, glass panelled door leading to rear garden, front door leading to living room.

Living Room

13'9" x 10'5" (4.2 x 3.2)

Double glazed window and double glazed door overlooking and leading to side garden, double radiator.

Kitchen

7'10" x 7'10" (2.4 x 2.4)

Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, tiled splashbacks, sink with drainer and hot and cold tap, electric oven with four ring electric hob and extractor canopy above, integrated washer/dryer, integrated undercounter fridge and freezer, tiled floor, double glazed window overlooking the rear garden, door leading to bedroom.

Bedroom

11'9" x 10'5" (3.6 x 3.2)

Double radiator, double glazed window overlooking the rear garden.

Bathroom

Modern fitted bathroom suite comprising walk in shower cubicle with chrome controls, rain effect shower head and hand/shower attachment, wc with low level flush, vanity unit with wash hand basin and mixer tap, bath with hot and cold tap, chrome heated towel rail, tiled walls and tiled floor, obscured double glazed window overlooking the side elevations.

Outside**Rear/Side Garden**

Low maintenance rear gardens wrapping around to the side.

Lease and Maintenance

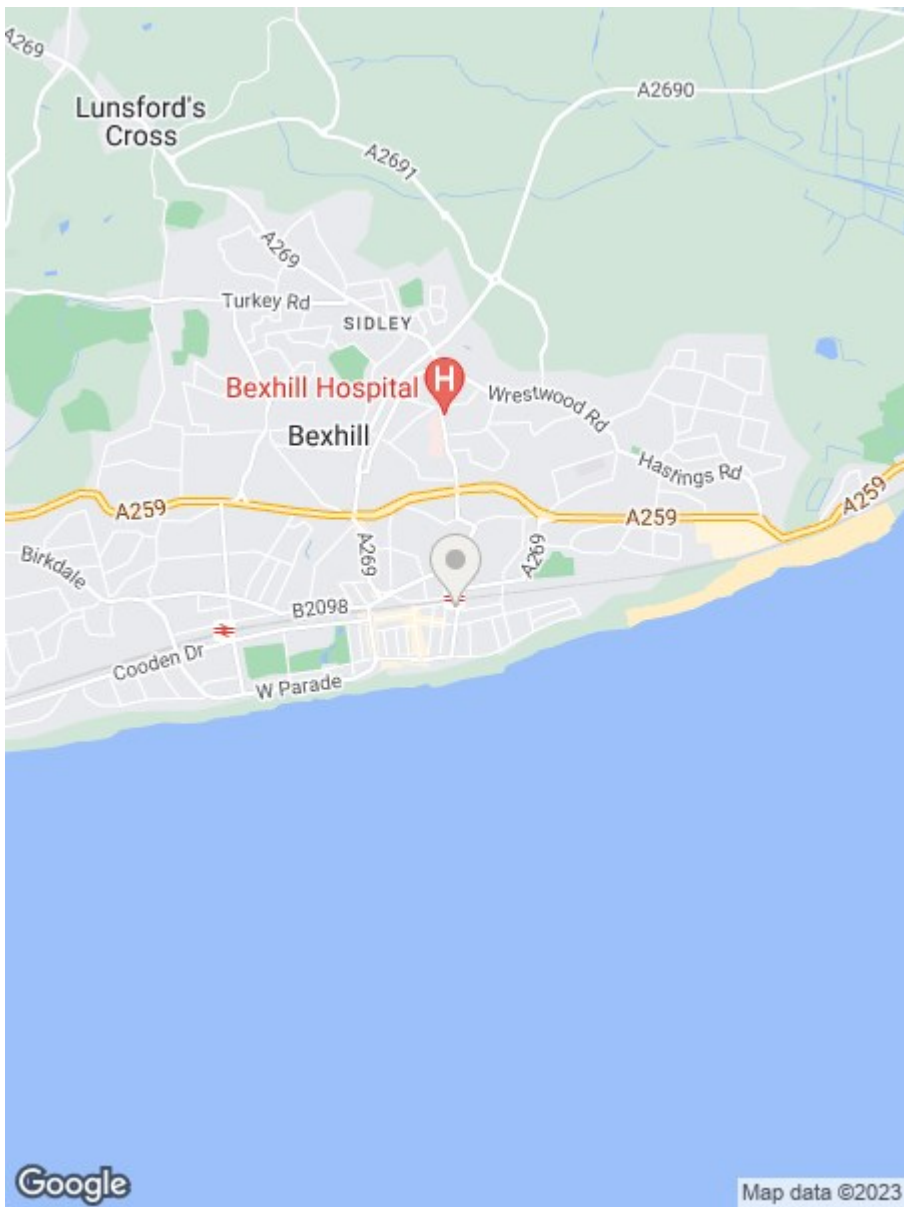
113 years remaining on the lease, maintenance charge TBC, we have been advised by the vendors the exterior of the building is to undergo complete renovations, payment covered by the current owners.

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.







| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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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**