

**RUSH
WITT &
WILSON**



**6 Mayfield Way, Bexhill-On-Sea, East Sussex TN40 2NR
£175,000**

A beautifully presented two bedroom first floor flat with private entrance, modern kitchen and bathroom, modern electric radiator heating, double glazed windows and doors , presented to an excellent standard by the current vendor, share of freehold, situated in a quiet cul-de-sac location just off Hastings Road. Viewing comes highly recommended by RWW sole agents.



Private Entrance Hallway

With entrance door and stairs to first floor.

Private First Floor Hallway

Two windows to the front elevation, modern electric radiator, two built in storage cupboards, study area for desk and chair.

Living Room/ Dining Room

18'5 x 11' (5.61m x 3.35m)

Window to front and side elevation, night storage heater, contemporary fireplace with real flame effect electric fire.

Kitchen

13'2 x 8'3 (4.01m x 2.51m)

Modern fitted kitchen comprising a range of base and wall units with laminate roll edge worktops, single drainer sink unit with mixer tap, plumbing space for washing machine, tiled floor and tiled splashbacks, ceramic hob with light, fitted oven and grill, larder cupboard and additional storage cupboard, breakfast bar and space for fridge/freezer.

Bedroom One

14'10 x 12'8 (4.52m x 3.86m)

Window to front elevation, built in wardrobe cupboards.

Bedroom Two

10'7 x 9'7 (3.23m x 2.92m)

Window to rear elevation, night storage heater, built in wardrobe cupboard.

Bathroom

Modern suite comprising walk in shower with electric shower, controls and chrome shower head, wc with low level flush, inset wash hand basin with vanity unit beneath, tiled floor and tiled walls, two obscure glass windows to the front elevation.

Outside**Communal Gardens**

Mainly laid to lawn, screened with mature shrubbery.

Maintenance Details

Remainder of 999 year Lease, the flat comes with a share of the freehold and the maintenance is approximately £1200 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.



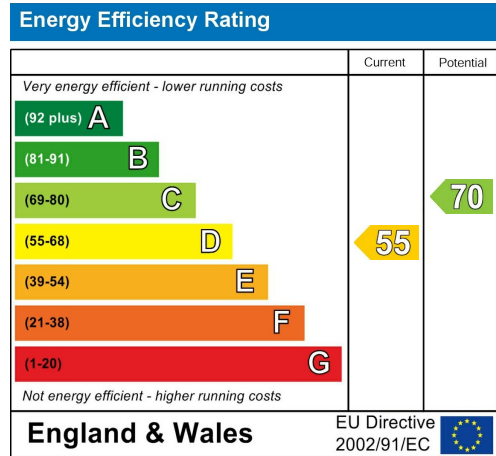


ENTRANCE FLOOR
 APPROX. FLOOR
 AREA 62 SQ.FT.
 (5.7 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 914 SQ.FT.
 (84.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 976 SQ.FT. (90.6 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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