

**RUSH
WITT &
WILSON**



Ground Floor Flat, 47 Sea Road, Bexhill-On-Sea, East Sussex TN40 1JJ
£280,000 Freehold

Spacious two-bedroom ground floor flat with accommodation comprising of a dining hall, kitchen, living room, conservatory, garden studio, bathroom and separate cloakroom. Further benefits include the freehold of the building, Worcester boiler hot water system, gas fire, electric storage radiators, double glazed windows and no onward chain. The property is ideally located close to Bexhill town centre, railway station and seafront and externally there are front and rear gardens, off road parking and viewing comes highly recommended by Rush Witt & Wilson, sole agents.



Entrance Porch

Entrance door, storage cupboard, windows to the front elevation.

Dining Hallway

14'3 x 10'6 (4.34m x 3.20m)

Obscured glass windows to the side elevation, extensive book shelving, electric storage radiator.

Living Room

17'10 x 15'1 (5.44m x 4.60m)

Bay window to the front elevation, electric storage radiator, beautiful ornate stone fireplace with real living flame gas fire.

Kitchen

11'2 x 9'5 (3.40m x 2.87m)

Window to the side elevation, wall mounted Worcester gas domestic hot water boiler, washing machine, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer, composite stone sink unit with mixer tap, gas hob, double oven with grill, extractor canopy with light, space and plumbing for dishwasher, built-in fridge and freezer and space for additional fridge/freezer.

Conservatory

11'9 x 8'10 (3.58m x 2.69m)

Patio doors lead out and overlook the rear garden, base units and laminate worktops for additional storage.

Rear Hallway

Door to side passage, plumbed in washing machine and space for tumble dryer.

Bathroom

Obscured glass window to the rear elevation, suite comprising panelled bath with shower, wc with low level flush, wash hand basin with vanity unit beneath and vanity units above, tiled walls. Room is heated by an electric storage heater/towel rail.

Cloakroom/WC

Obscured glass window to the rear elevation, wc with high level flush, wash hand basin.

Bedroom Two

11'5 x 8'9 (3.48m x 2.67m)

Bay window to the side elevation with Venetian blinds

Bedroom One

19'5 x 11'3 (5.92m x 3.43m)

Double doors to conservatory, built-in wardrobes, cupboards,

Outside

Front Garden

This has been predominately designed for off road parking in mind which is private to the ground floor flat. Flower beds to either side.

Private Rear Garden

18 x 12 (5.49m x 3.66m)

Easterly facing with mature fruit trees, plants and shrubbery for privacy and seclusion, GARDEN STUDIO 18ft x 12ft (5.49m x 3.66m), shed.

Lease & Maintenance

Freehold flat.

Ground Rent £5 per annum.

Maintenance as and when required.

Agents Note

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate

only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

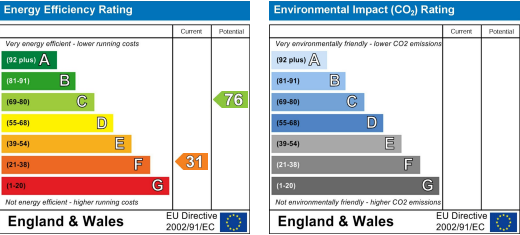


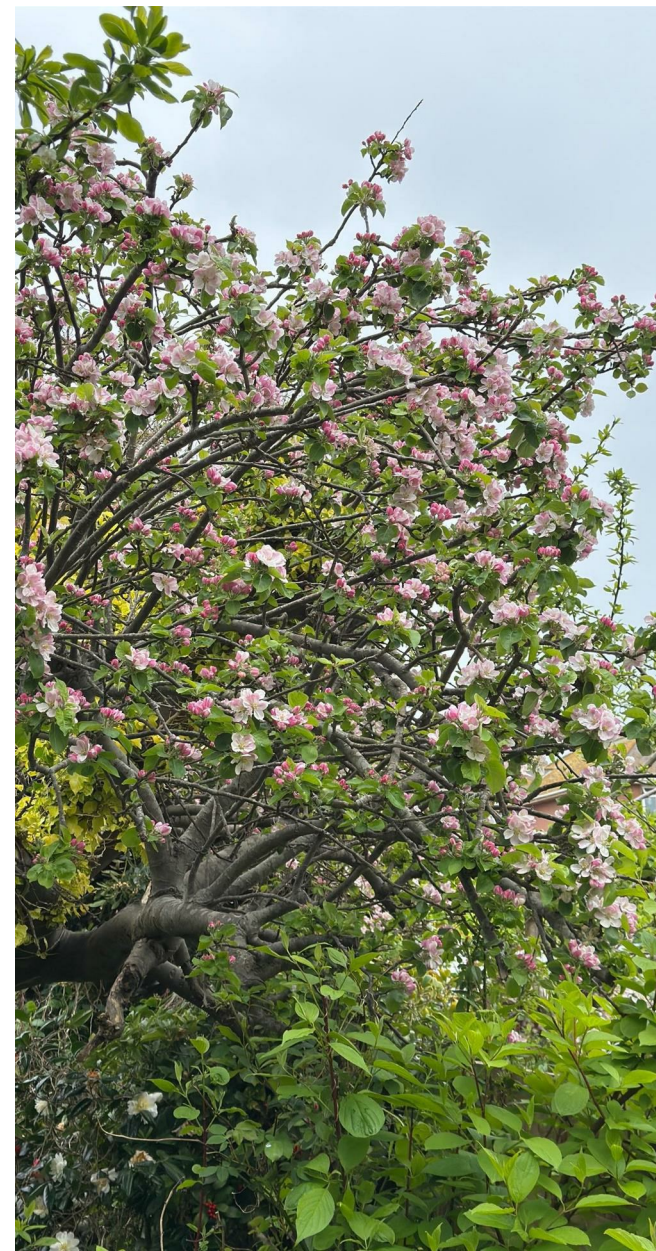
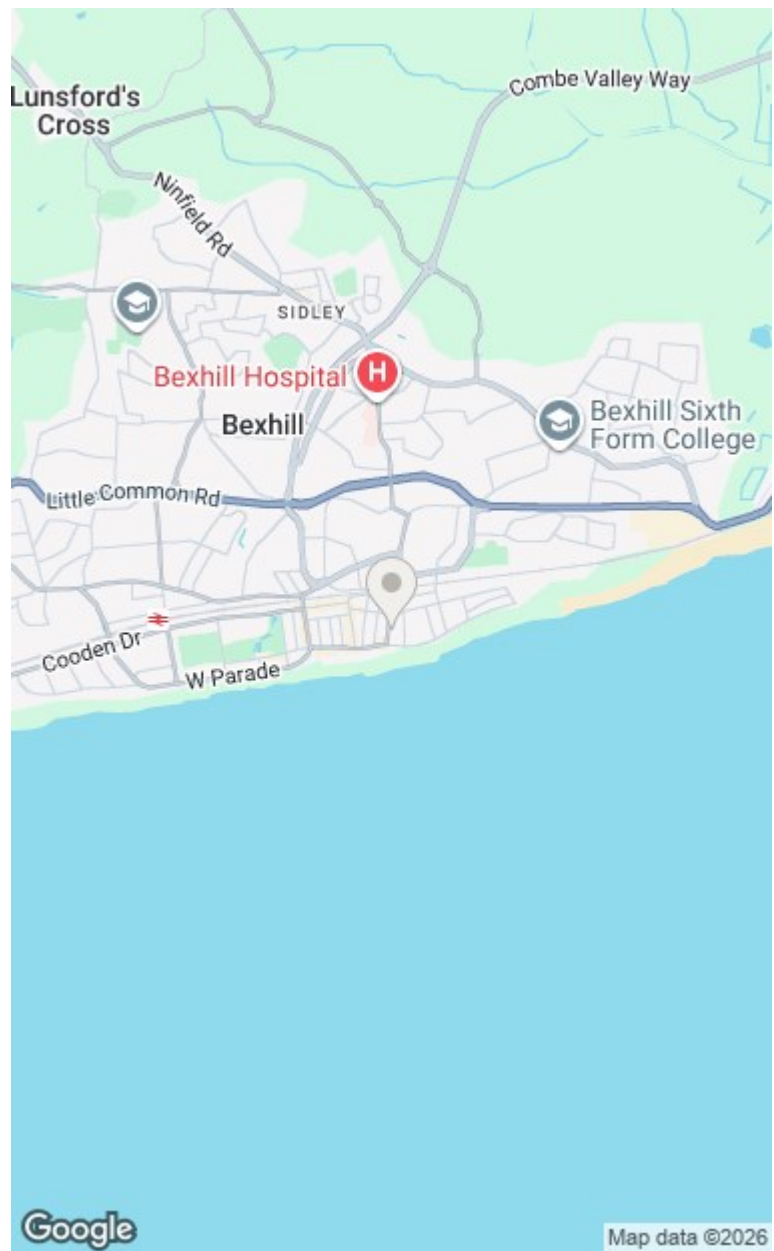
GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2025





**RUSH
WITT &
WILSON**

**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**