

RUSH  
WITT &  
WILSON



**41a Sutherland Avenue, Bexhill-On-Sea, East Sussex TN39 3QL**  
**£278,500**

**A very spacious, bright and beautiful two double bedroom first floor flat forming part of a gorgeous detached Edwardian house, with gas central heating system, double glazed windows and doors, retaining many original features throughout, engineered oak flooring, kitchen/ breakfast room with Westerly views over gardens, bathroom complete with roll-top baths, original fireplace, viewing comes highly recommended by RWW sole agents Bexhill.**



## **Communal Entrance Hall**

With stairs to the first floor.

## **Private Entrance Hall**

With entrance door, double radiator, window to the side elevation, engineered oak flooring.

## **Living Room**

17'3 x 14'1 (5.26m x 4.29m)

Window to the rear and side elevations, two single radiators, engineered oak flooring.

## **Kitchen/ Breakfast Room**

13'1 x 12'10 (3.99m x 3.91m)

Window to the rear and side elevations overlooking the rear garden, single radiator, fitted kitchen comprising a range of base and wall units with laminate wood block effect worktops, single drainer stainless sink unit with mixer tap, integrated oven and grill, gas hob, brushed stainless steel extractor canopy and light, plumbing for washing machine, built in fridge and freezer, glazed wall unit.

## **Bedroom One**

13'2 x 17'6 (4.01m x 5.33m)

Windows to the front and side elevations, single radiator, original cast iron fireplace with tiled insert and ornate surround, fitted wardrobe cupboards.

## **Bedroom Two**

15'9 x 9'10 (4.80m x 3.00m)

Window to the front elevation, single radiator, original ornate cast iron fireplace with tiled insert and ornate surround, built in wardrobe cupboard.

## **Bathroom**

Suite comprising roll top bath, walk in shower cubicle with chrome controls and fixed chrome showerhead, wc with low level flush, pedestal mounted wash hand basin, tiled splashback, wall mounted chrome heated towel rail, obscure glass window to the side elevation, built in airing cupboard.

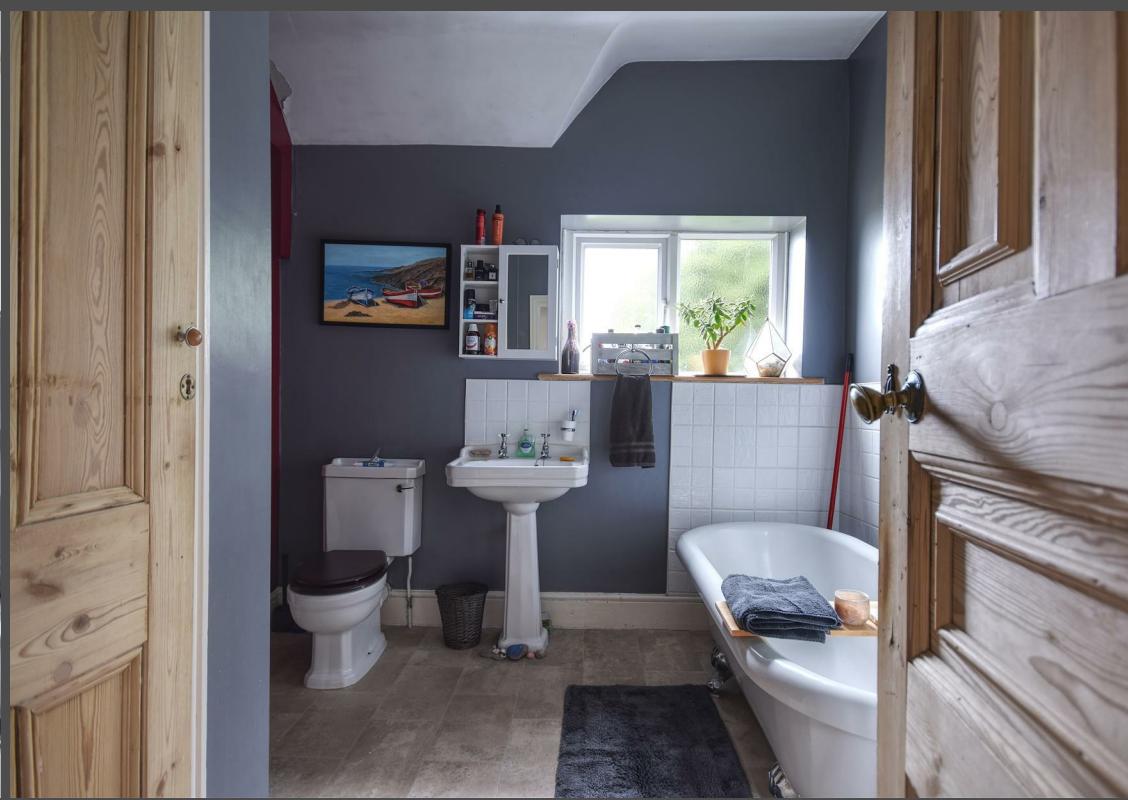
## **Outside**

## **Lease And Maintenance**

Leasehold, 957 years remaining on lease, 999 years from 1980, 2/5th share of expenditure, approximately £300 pa service charge including ground rent and annual buildings insurance contribution.

## **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.

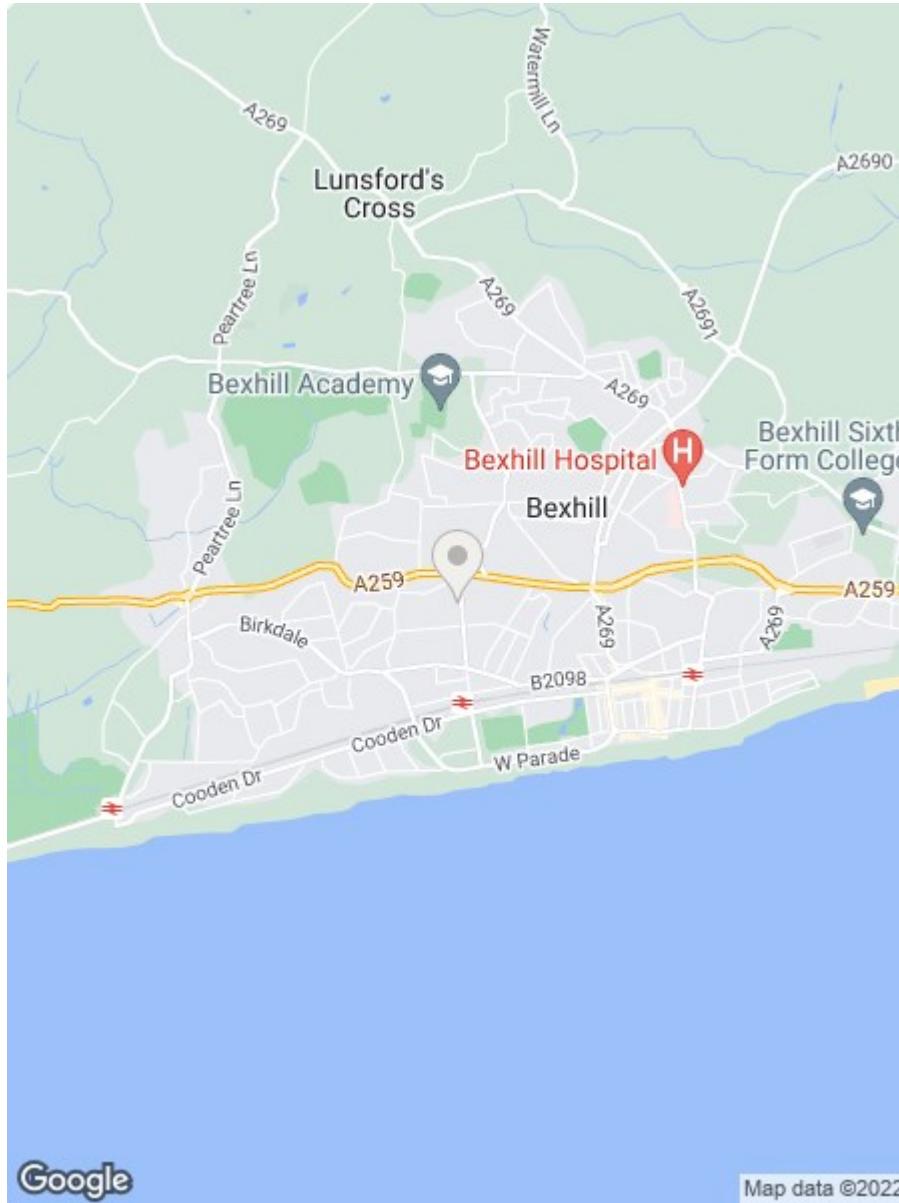




TOTAL FLOOR AREA: 1023 sq.ft. (95.1 sq.m.) approx.

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.

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Residential Estate Agents  
Lettings & Property Management



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E	29	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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