

**RUSH
WITT &
WILSON**



**41a Dorset Road, Bexhill-On-Sea, East Sussex TN40 1SG
£262,500**

A beautiful bright and spacious three bedroom first floor converted flat with beautiful views over St Richards Catholic College playing fields, single garage with off road parking, electric heating- gas connected for gas central heating system if preferred, double glazed windows, sun balcony, VACANT POSSESSION, 132 years remaining on the lease, Freehold available to cash buyers. Viewing comes highly recommended by RWW Sole Agents. Council Tax Band A.



Communal Entrance Hallway

With entry-phone system, stairs to the first floor.

Private Entrance Hall

Entry-phone system, wall mounted electric heater, storage and cloaks cupboard.

Cloakroom

WC with high level flush, obscure glass window to the side elevation.

Living Room

19'9" x 14'5" (6.03 x 4.40)

Beautiful bay window overlooks the front elevation with open views across playing fields, wall mounted electric heater, original fire place with tiled plinth and surround and ornate Victorian mantle.

Kitchen

11'5" x 7'9" (3.5 x 2.38)

Window overlooks the side elevation, fitted kitchen comprising a range of base and wall units with laminate roll edge worktops, single drainer stainless steel sink unit with mixer tap, washing machine, space for cooker, under counter fridge, tiled splashbacks.

Bedroom One

18'10" x 14'6" (5.76 x 4.42)

Two windows overlook the rear elevation, wall mounted electric heater, original Victorian fireplace with ornate surround, inset wash hand unit with tiled splashback, electric shaver point and light.

Bedroom Two

19'5" x 12'3" (5.92 x 3.75)

Window overlooks the front elevation, wall mounted wash hand basin with tiled splashback, electric shaver point and light, ornate original fireplace, door leads out onto a beautiful sun balcony with open views.

Bedroom Three

12' x 10' (3.66m x 3.05m)

Window overlooks the rear elevation.

Bathroom

Suite comprising panelled bath with wall mounted electric shower unit, controls and showerhead, pedestal mounted wash hand basin with tiled splashback, obscured glass window overlooks the side elevation, built in linen cupboard.

Outside

Garage & Off Road Parking

Single garage, with metal up and over door.

Lease & Maintenance Details

Approximately 130 years remaining on the lease. 1/3rd maintenance. Freehold available to cash buyers.

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.

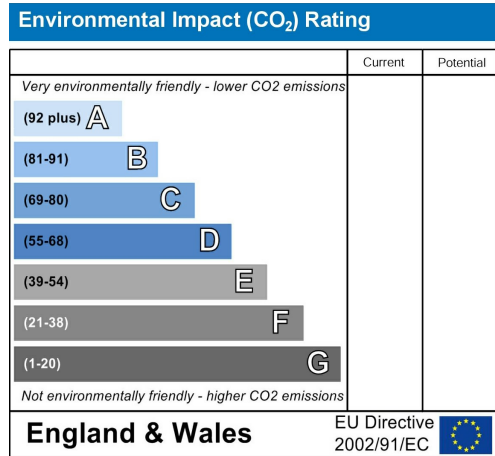
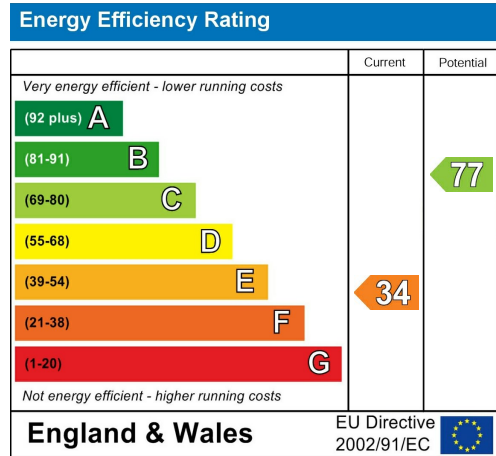
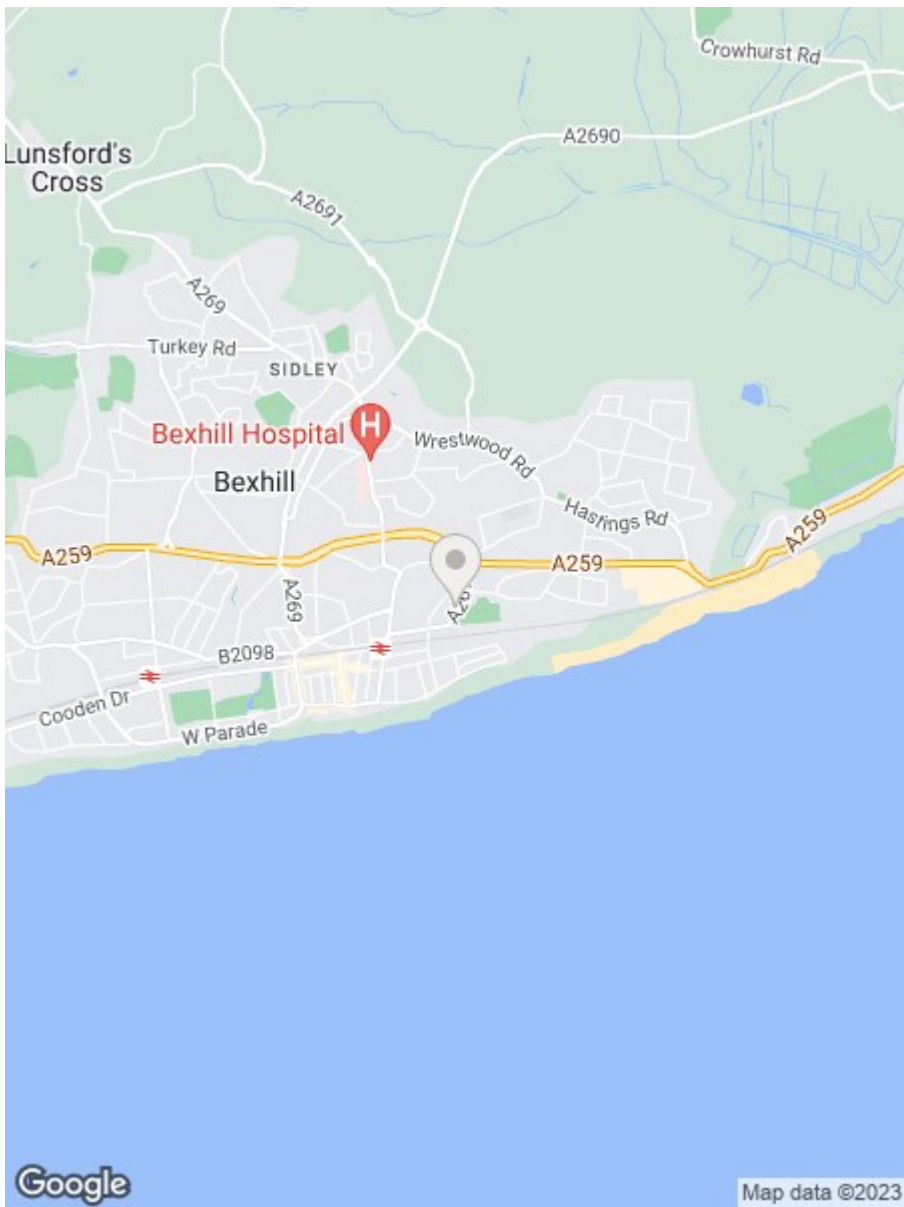


FLOOR
1158 sq.ft. (107.6 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 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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