

**RUSH
WITT &
WILSON**



**2 April Place Buckhurst Road, Bexhill-On-Sea, East Sussex TN40 1UE
£200,000**

A large, bright and spacious two bedroom ground floor apartment situated in this sought after and convenient location of Bexhill and within very close walking distance to Bexhill town centre with its wide range of amenities, Bexhill seafront and Bexhill train station offering direct links to London Victoria and Ashford International. Other internal benefits include large living room, kitchen/dining room, shower room, separate WC and storage space, gas central heating system and double glazed windows and doors throughout. Externally the property boasts a garage, off road parking and communal gardens. Viewing comes highly recommended by Rush Witt & Wilson Sole Agents. Council Tax Band C.



Communal Hallway

With entrance door, entryphone system and leading to the private entrance hall.

Entrance Hallway

Entrance door with entryphone system, double radiator, storage cupboard with slatted shelving.

Living Room

19'1" x 11'6" (5.82m x 3.51m)

Double glazed windows to the front elevation and double radiator.

Bedroom One

15'5" x 9'6" (4.7m x 2.91m)

Windows to the front elevation, radiator and built-in wardrobe cupboards with sliding doors, shelving and hanging space.

Bedroom Two

9'10" x 8'8" (3m x 2.65m)

Window to the rear elevation, radiator, built-in wardrobe cupboards.

Separate WC

With suite comprising w.c. with low level flush.

Shower Room

Suite comprising vanity unit with wash hand basin and mixer tap, walk-in shower cubicle with wall mounted shower controls and chrome shower attachment and shower head, chrome heated towel rail, obscure double glazed windows to the rear elevation.

Kitchen/Dining Room

21'0" x 8'3" (6.41m x 2.53m)

Fitted kitchen with matching range of wall and base level units with laminate straight edge work top surfaces, sink with drainer and mixer tap, space for free standing cooker, space and plumbing for washing machine and tumble dryer, space for free standing fridge and freezer, tiled splashbacks. Window to the rear elevation, double radiator, storage cupboard housing the gas central heating boiler.

Outside**Communal Gardens**

Laid to lawn.

Garage

En-bloc with up and over door.

Off Street Parking

For one vehicle with parking to the front of the property on a first come, first serve basis.

Lease & Maintenance

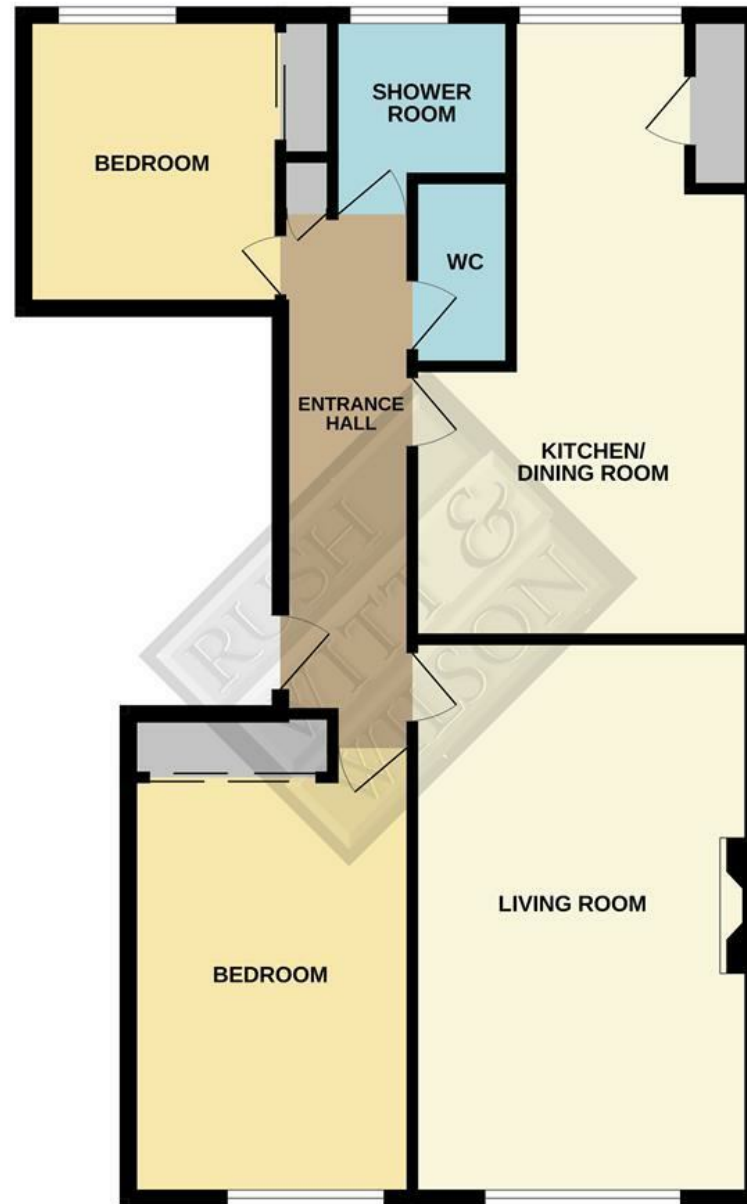
We have been advised by the sellers that the lease and maintenance is £150 per month and this includes buildings insurance, maintenance fee and water rates. We have also been advised by the vendors that there is a remainder of 999 years.

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.

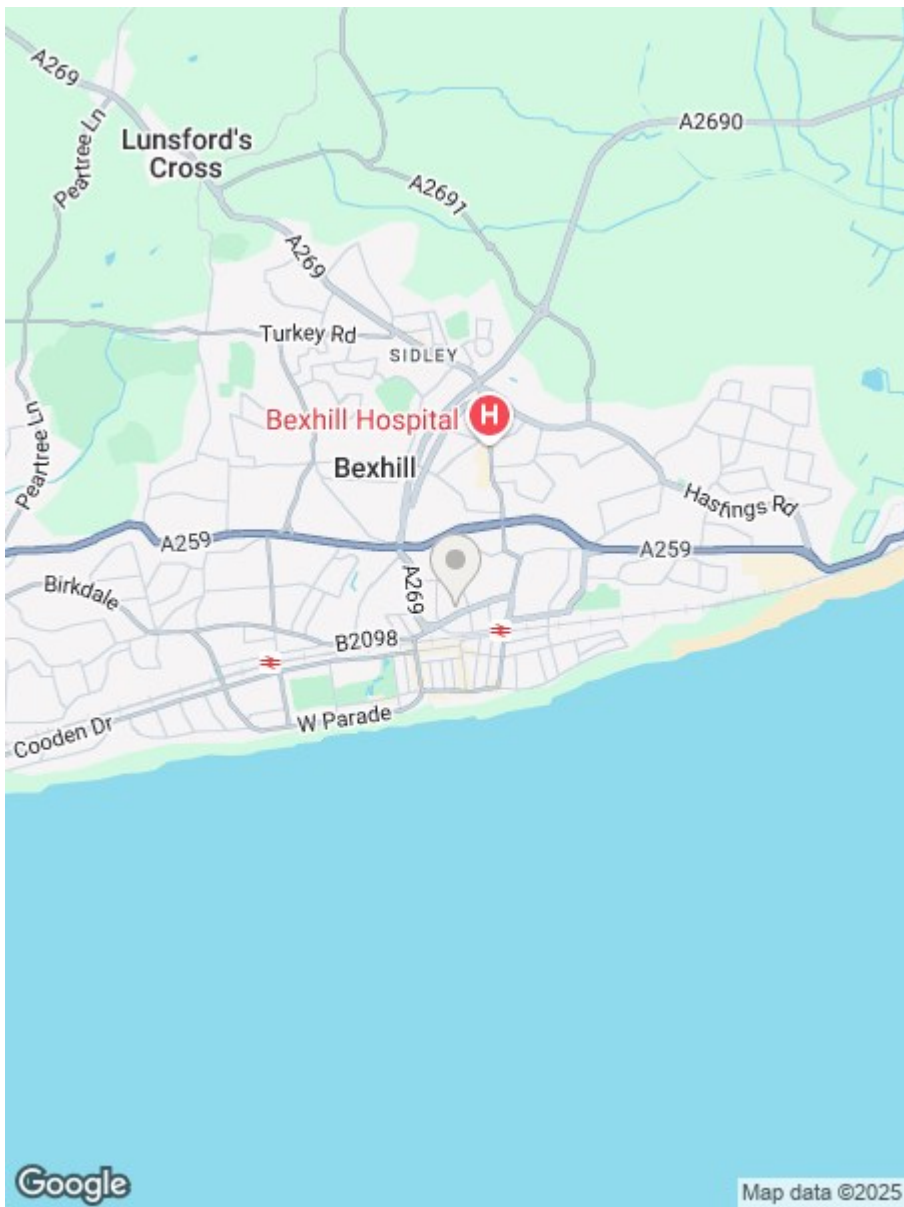


GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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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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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