

**RUSH  
WITT &  
WILSON**



**Flat 2 Marlborough Upper Sea Road, Bexhill-On-Sea, East Sussex TN40 1RL  
£229,000**

**A beautifully presented two bedroom first floor apartment, situated in close proximity to Bexhill town centre and seafront. Offering bright and spacious accommodation throughout the property comprises two double bedrooms, large bay fronted living room, modern fitted kitchen/breakfast room, modern fitted bathroom suite, renovated to a high standard throughout by the current vendors. Other internal benefits include gas central heating to radiators and double glazed windows and doors. Viewing comes highly recommended by RWW sole agents. Council Tax band A.**



**Communal Entrance Hallway**

With stairs leading to the first floor.

**Private Entrance Hallway**

With entrance door, radiator.

**Kitchen/Breakfast Room**

13'6" x 9'6" (4.14 x 2.90)

Modern fitted kitchen with a range matching of wall and base level units with wood effect straight edge worktop surfaces, one and half bowl single drainer with mixer tap, integrated electric oven, four ring electric hob with extractor canopy above, space and plumbing for washing machine and tumble dryer, integrated dishwasher, space for free standing fridge and freezer, tiled splashbacks, glass panelled door giving access onto the sun terrace.

**Sun Balcony**

Laid with decking, overlooking the front elevation.

**Living Room**

20'0" x 15'1" (6.11 x 4.62)

Double glazed bay window to the front elevation, windows seat, double radiator, bespoke fitted storage unit comprising drawers and cupboards.

**Bedroom One**

18'9" x 13'10" (5.74 x 4.23)

Double glazed sash windows overlooking the rear elevations, built in wardrobe cupboards with sliding doors hanging space and shelving, radiator.

**Bedroom Two**

15'1" x 12'4" (4.61 x 3.76)

Double glazed windows overlooking the rear elevation, bespoke fitted bedroom furniture comprising wardrobes and drawers, radiator.

**Bathroom**

Modern fitted suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, panelled bath with chrome controls and chrome shower attachment and chrome showerhead, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and additional chrome rain effect shower head, tiled splashbacks, chrome heated towel rail, obscured double glazed window to the side elevation, airing cupboard housing the gas central heating and domestic hot water boiler.

**Lease And Maintenance**

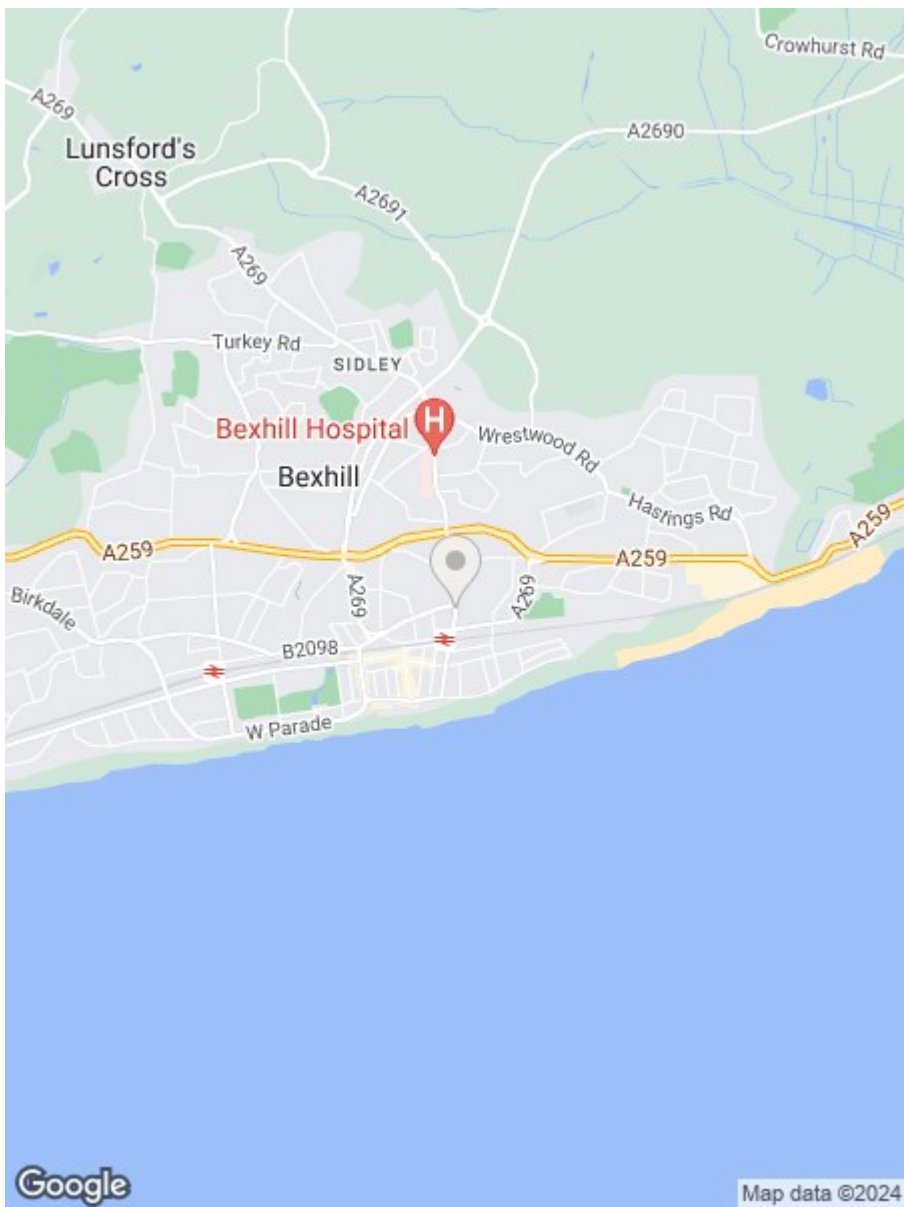
86 years remaining on the lease . Maintenance as and when required, extended lease / possible share of freehold potentially available.

**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.







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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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