

**RUSH
WITT &
WILSON**



**Flat 2, 4 Dorset Road South, Bexhill-On-Sea, East Sussex TN40 1NH
£269,000**

A beautiful one bedroom ground floor apartment with private gardens, stunning double aspect south facing lounge, double bedroom, modern fitted shower room, modern fitted kitchen, double glazed windows and doors and gas central heating system. Ideally situated only seconds from Bexhill Beach and within easy walking distance to Bexhill Town Centre with its wide range of amenities and Bexhill Train Station, offering direct links to London Victoria & Ashford International, share of freehold. Viewing comes highly recommended by Rush, Witt & Wilson Sole agents.



Entrance Door

Glass panelled doors leading to Living Room

Living Room

19'5" x 19'3" (5.92m x 5.87m)

Stunning bay window to the south westerly elevation, door leads to patio area with stunning uninterrupted views of the sea, washed grey Karndean flooring, three double radiators.

Inner Hallway

Washed grey Karndean flooring.

Bedroom One

11'8" x 12'2" (3.56m x 3.73m)

Bay window to the southerly elevation, double radiator, wood flooring, built-in wardrobe with French Armoire doors.

Kitchen

11'5" x 8'5" (3.48m x 2.57m)

Door and window overlook the southerly elevation with access to bricked paved patio area, modern fitted kitchen comprising a range of base and wall units with straight edge laminate worktops, single drainer sink unit with mixer tap, integrated dishwasher, integrated washing machine, integrated oven and grill with gas hob, extractor canopy and light, built in fridge and freezer, double radiator, tiled splashbacks.

Bathroom

Modern suite comprising double width walk in shower with glass screen , chrome shower controls and showerhead with fixing, wood effect tiled splashbacks, wc with low level flush, contemporary wall mounted wash hand basin with mixer tap and vanity drawer beneath, wall mounted white towel rail, half height wall tiling.

Service Charges

New lease, service charge tbc, share of freehold

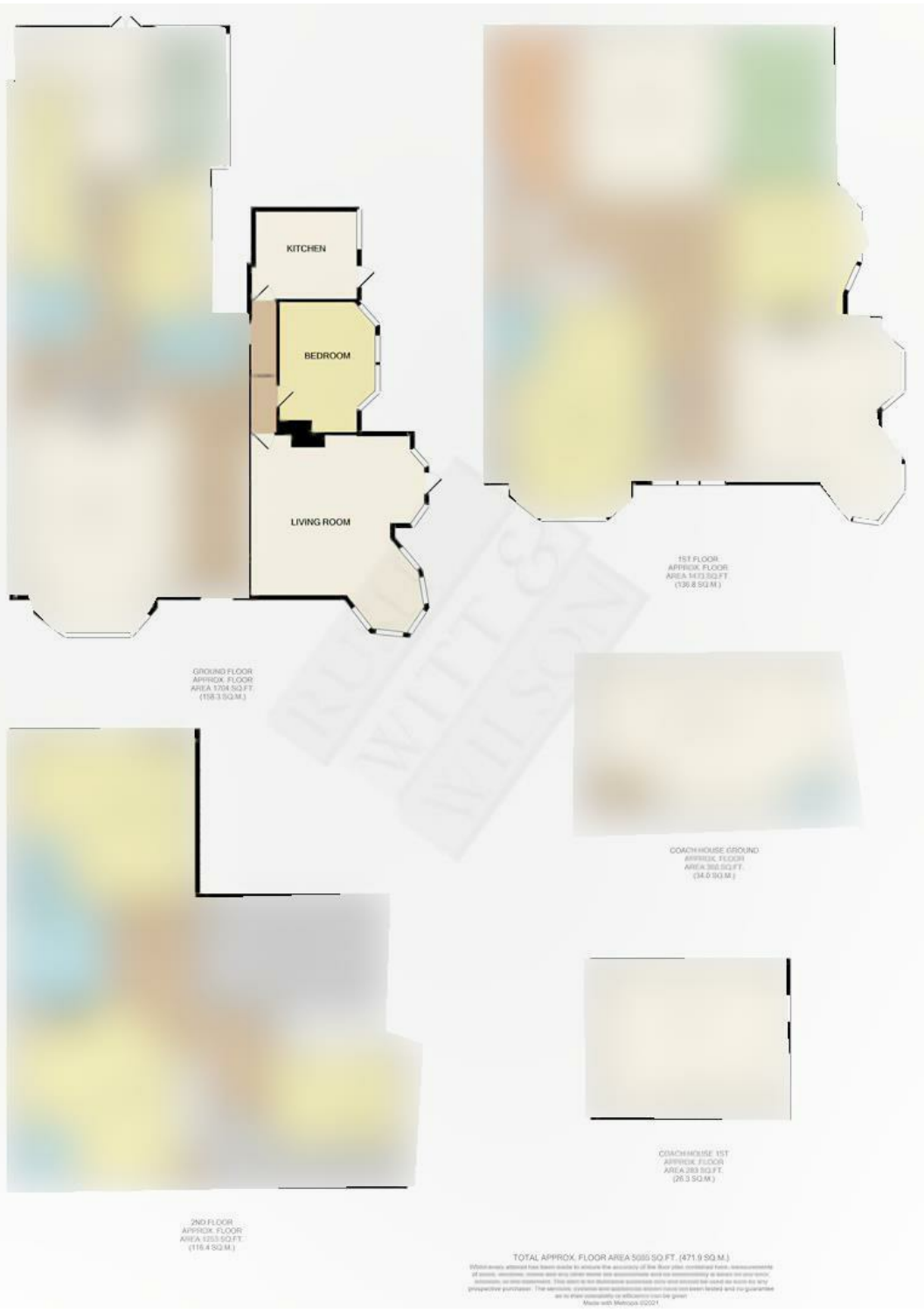
Private Garden

Private patio area with access then onto communal lawn area.

Agents Notes

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
APPROX. FLOOR
AREA 1704 SQ.FT.
(158.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 1431 SQ.FT.
(132.8 SQ.M.)

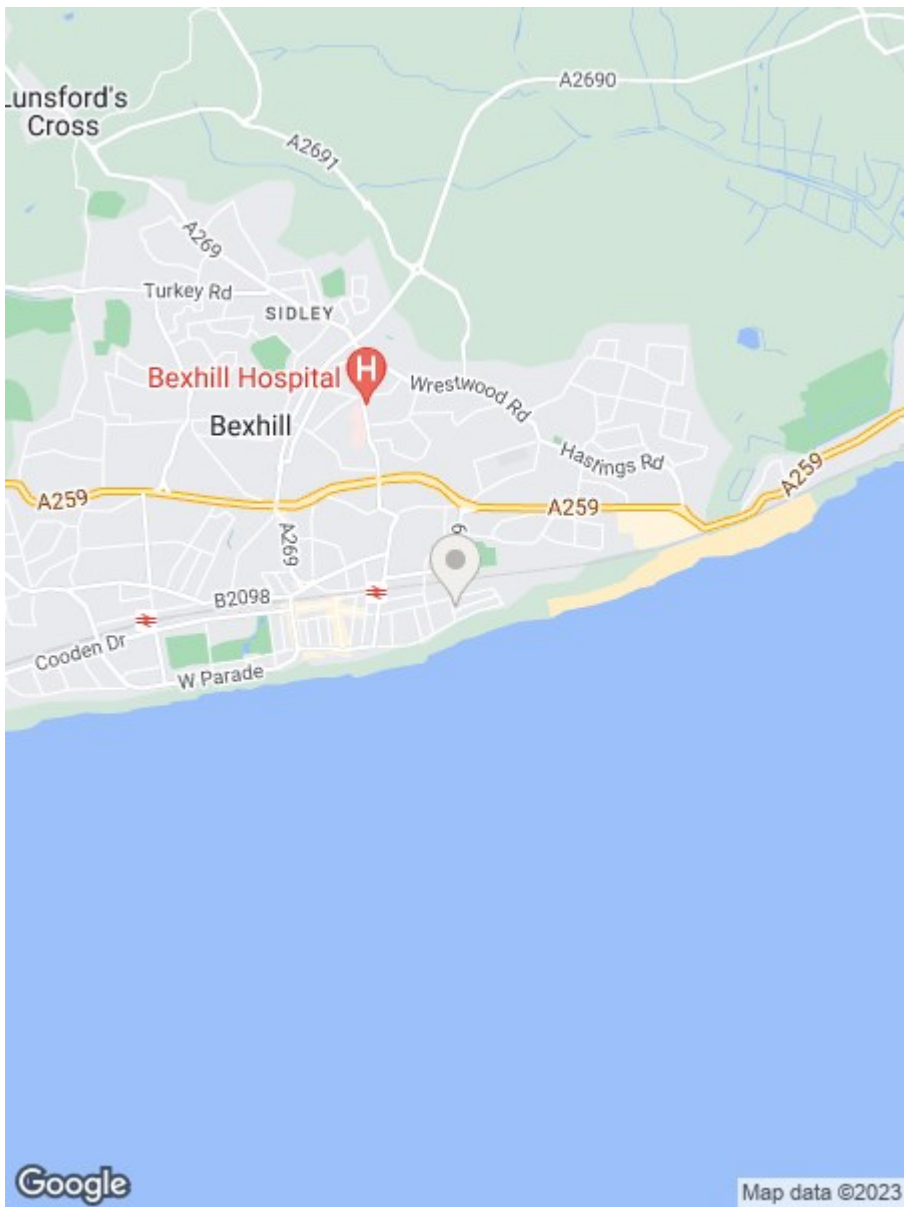
2ND FLOOR
APPROX. FLOOR
AREA 1231 SQ.FT.
(114.4 SQ.M.)

COACHHOUSE GROUND
APPROX. FLOOR
AREA 360 SQ.FT.
(34.0 SQ.M.)

COACHHOUSE 1ST
APPROX. FLOOR
AREA 289 SQ.FT.
(26.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 5055 SQ.FT. (471.9 SQ.M.)

While every effort has been made to ensure the accuracy of the floor area contained herein, measurements of actual conditions cannot ever fully capture these dimensions and the measurements are for informational purposes only. This plan is not a substitute for a professional site visit and should not be used as such for any regulatory purposes. The accuracy, completeness and applicability of these dimensions and measurements are in their entirety or otherwise not to be guaranteed. Made with Metaphor (2021)



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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