

**RUSH
WITT &
WILSON**



**19a Manor Road, Bexhill on Sea, East Sussex TN40 1SP
£252,750 Leasehold**

Discover an exquisite ground floor flat boasting two bedrooms and a charming private garden facing the West, ideally located near Bexhill town centre. Enjoy easy access to a plethora of amenities, services, the mainline railway station to London, and the serene seafront promenade. This delightful residence features a private entrance, a spacious kitchen/breakfast room, two generous double bedrooms, a dressing room, and the comfort of a gas central heating system. Revel in the modern convenience of double glazed windows and doors throughout, complemented by an original fireplace and a contemporary bathroom suite. With NO CHAIN involved, don't miss the chance to view this gem recommended by Rush Witt & Wilson sole agents.



Private Entrance Hallway

Entrance door.

Living Room

17'10 x 13'7 (5.44m x 4.14m)

Bay window overlooks the front elevation, original tiled fireplace.

Kitchen/Breakfast Room

17'9 x 12'1 (5.41m x 3.68m)

Window to the rear elevation, double radiator, built in storage cupboards, alcove recess, fitted kitchen comprising base units with solid woodblock worktops, butler sink with mixer tap, window to the side elevation, space for cooker, space for fridge/freezer, area for table and chairs, wood panelling.

Bedroom One

15'3 x 13'1 (4.65m x 3.99m)

Two double radiators, windows and doors lead out onto the rear garden.

Bedroom Two

11'7 x 10'1 (3.53m x 3.07m)

Storage cupboard, original fireplace, exposed floorboards, double radiator.

Dressing Room

7'10 x 6'7 (2.39m x 2.01m)

Window overlooks the front elevation onto the beautiful front garden.

Bathroom

Modern bathroom suite comprising wc with low level flush, wall mounted wash hand basin with chrome stand and glass shelf, chrome heated towel rail, half height wall panelling, obscured glass window to the side elevation, walk in double width shower with rainfall showerhead, hand/shower attachment and sliding door.

Outside

Rear Garden

Mainly laid to lawn with mature shrubbery and plants of various kinds, enclosed with fencing to all sides providing privacy and seclusion, small decked area for alfresco dining, to the side of the property there is a bin store area and side access with additional storage area.

Lease & Maintenance

There is 197 years remaining on the lease and the maintenance is split between the two flats as and when required.

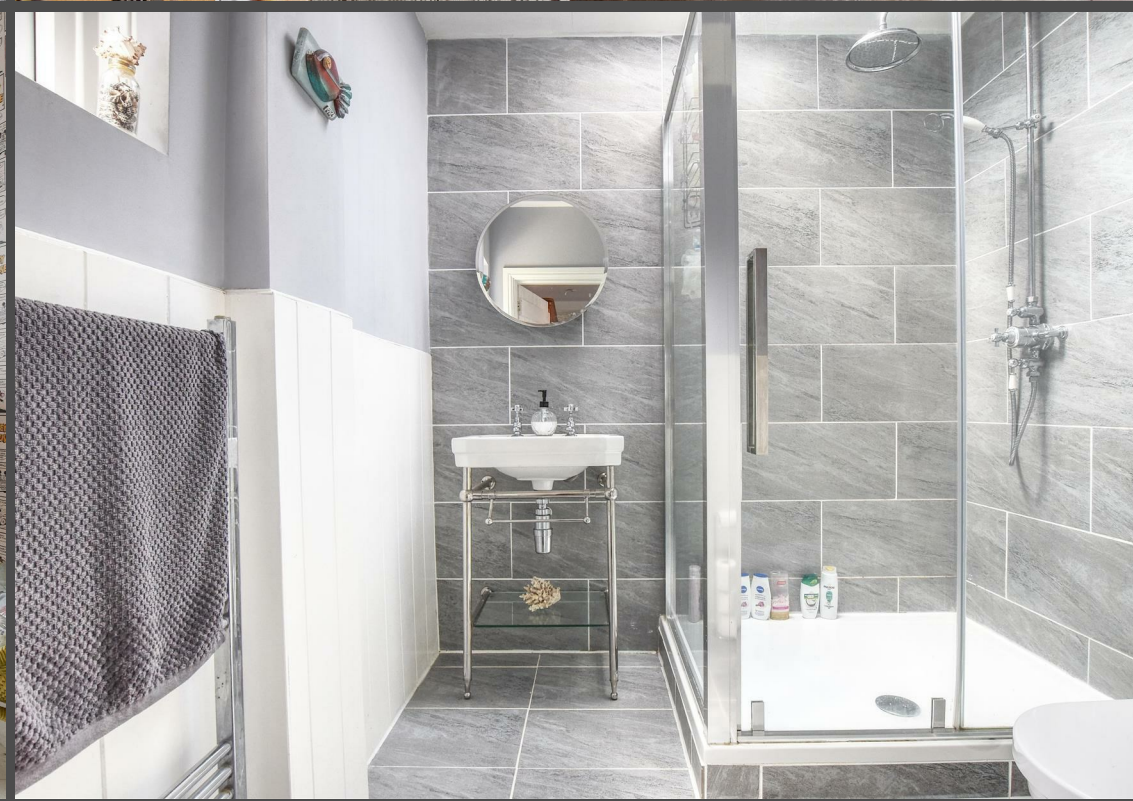
Agents Note

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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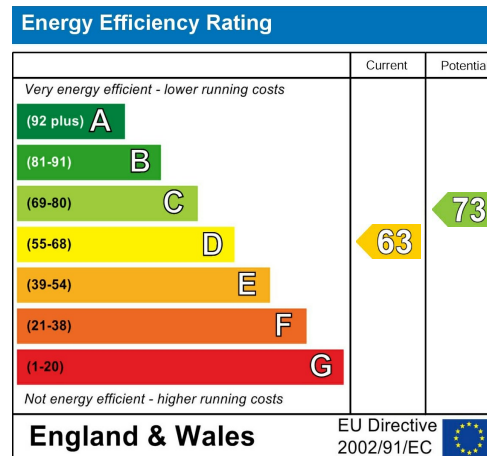
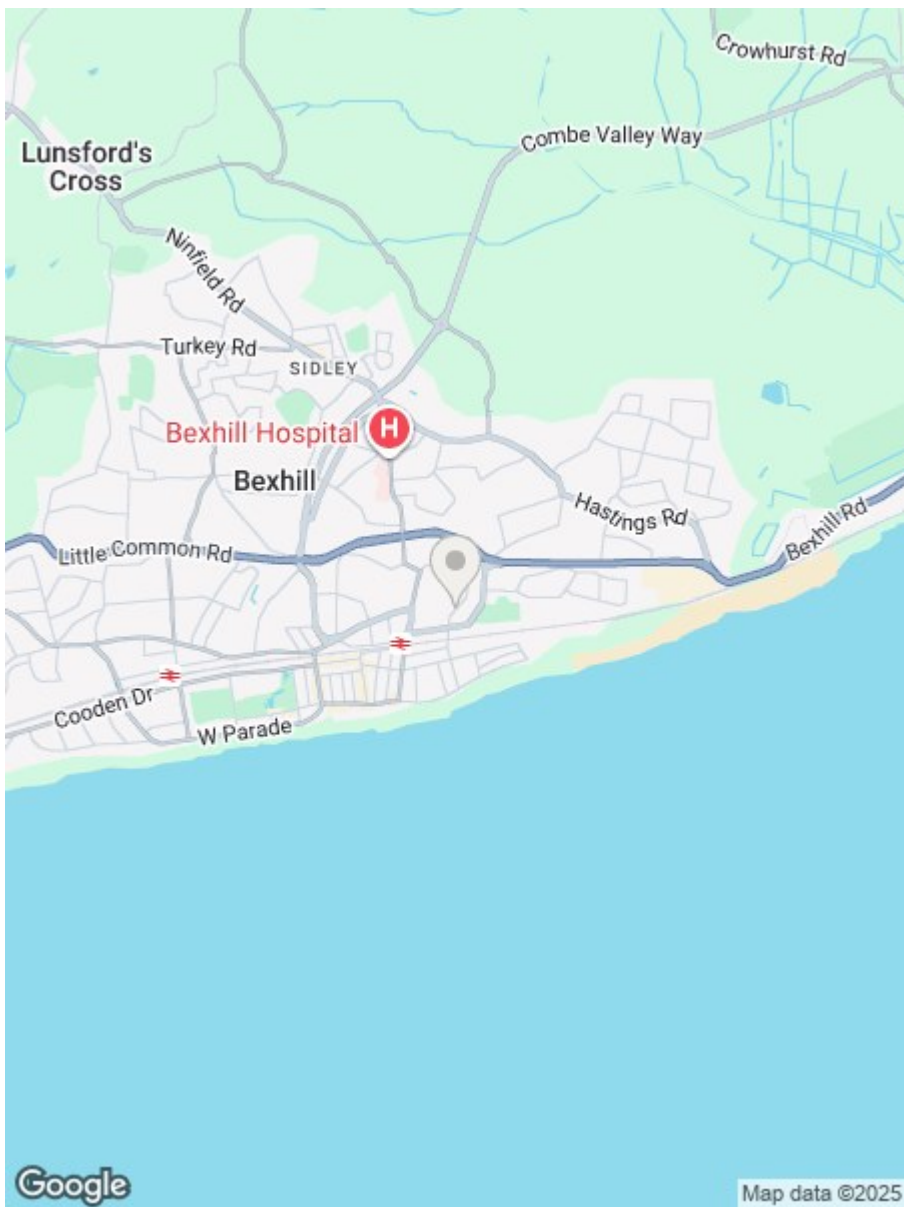
GROUND FLOOR
881 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.9 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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