

**RUSH  
WITT &  
WILSON**



**11 Rafati Way, Bexhill-On-Sea, East Sussex TN40 2EX**  
**Guide Price £299,999**

**A stunning three bedroom modern purpose built maisonette with private off road parking, south facing sun balcony, two beautiful bathrooms, refitted kitchen complete with quartz worktops, double glazed windows and doors, gas central heating system, cul-de-sac, beautifully presented throughout, share of freehold, viewing comes highly recommended by RWW sole agents.**



**Private Entrance Hallway**

Stairs to first floor, private entrance door.

**Entrance Hall**

Double radiator, under stairs storage cupboard.

**Living Room**

20'1 x 16'2 (6.12m x 4.93m)

French doors lead out onto a southerly facing sun balcony with wrought iron railing and decked with a beautiful outlook over adjoining treeline, two double radiators, additional window to rear, feature fireplace.

**Dining Room/ Bedroom Three**

10'2 x 9'5 (3.10m x 2.87m)

Window to front elevation, double radiator.

**Kitchen**

9'7 x 7'4 (2.92m x 2.24m)

Window to front elevation, recently refitted modern fitted kitchen comprising a range of 'duck egg blue' coloured base and wall units with quartz work tops, inset stainless steel sink unit with mixer tap, integrated washer/ dryer machine, built-in Zanussi double oven with grill, Zanussi gas hob, brush stainless steel matching extractor canopy with light, space for fridge/ freezer, concealed LED lighting, tiled splash-backs.

**Bathroom**

Recently refitted bathroom suite comprising walk-in shower with fixed chrome shower head and hand shower attachment, aqua board splash backs, wash hand basin with vanity drawers beneath, mirror with led lighting, w.c. with low level flush, tiled flooring, tiled walls, heated towel rail, extractor fan.

**Second Floor Landing**

Eave storage space.

**Bedroom One**

13'6 x 10 (4.11m x 3.05m)

Velux window to rear elevation, double radiator, built-in bedroom furniture comprising a dressing table and draws, wardrobe cupboards.

**En-Suite Bathroom**

Suite comprising panelled bath with chrome shower head and hand shower attachment, shower screen, w.c. with low

level flush, pedestal wash hand basin, tiled walls and floor, velux window to front elevation, chrome heated towel rail.

**Bedroom Two**

10'6 x 9'7 (3.20m x 2.92m)

Velux window to rear elevation, double radiator, access to roof space.

**Outside****Allocated Parking Space****Service Charges**

50% Share of Freehold. Building insurance £145 p/a.

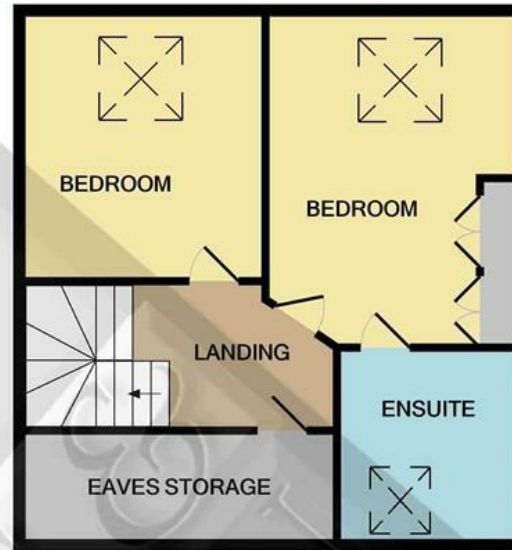
**Agents Notes**

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.





MAIN LEVEL  
 APPROX. FLOOR  
 AREA 616 SQ.FT.  
 (57.2 SQ.M.)



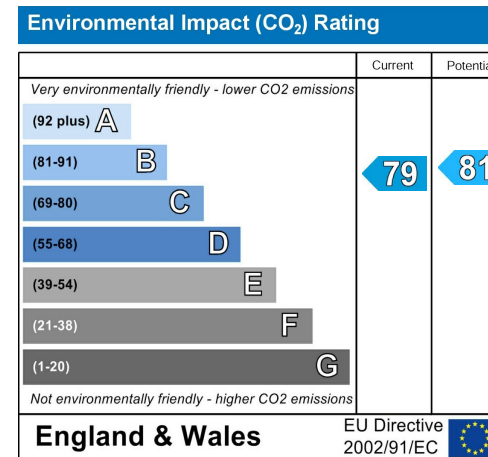
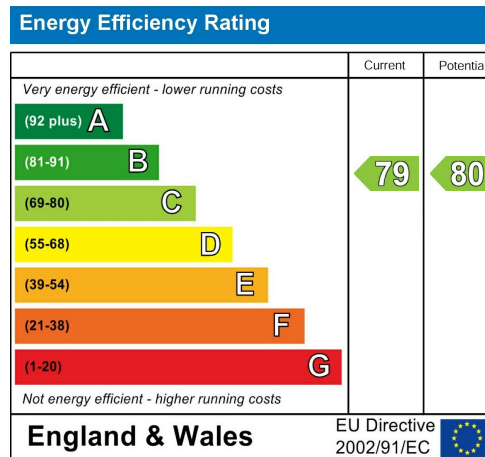
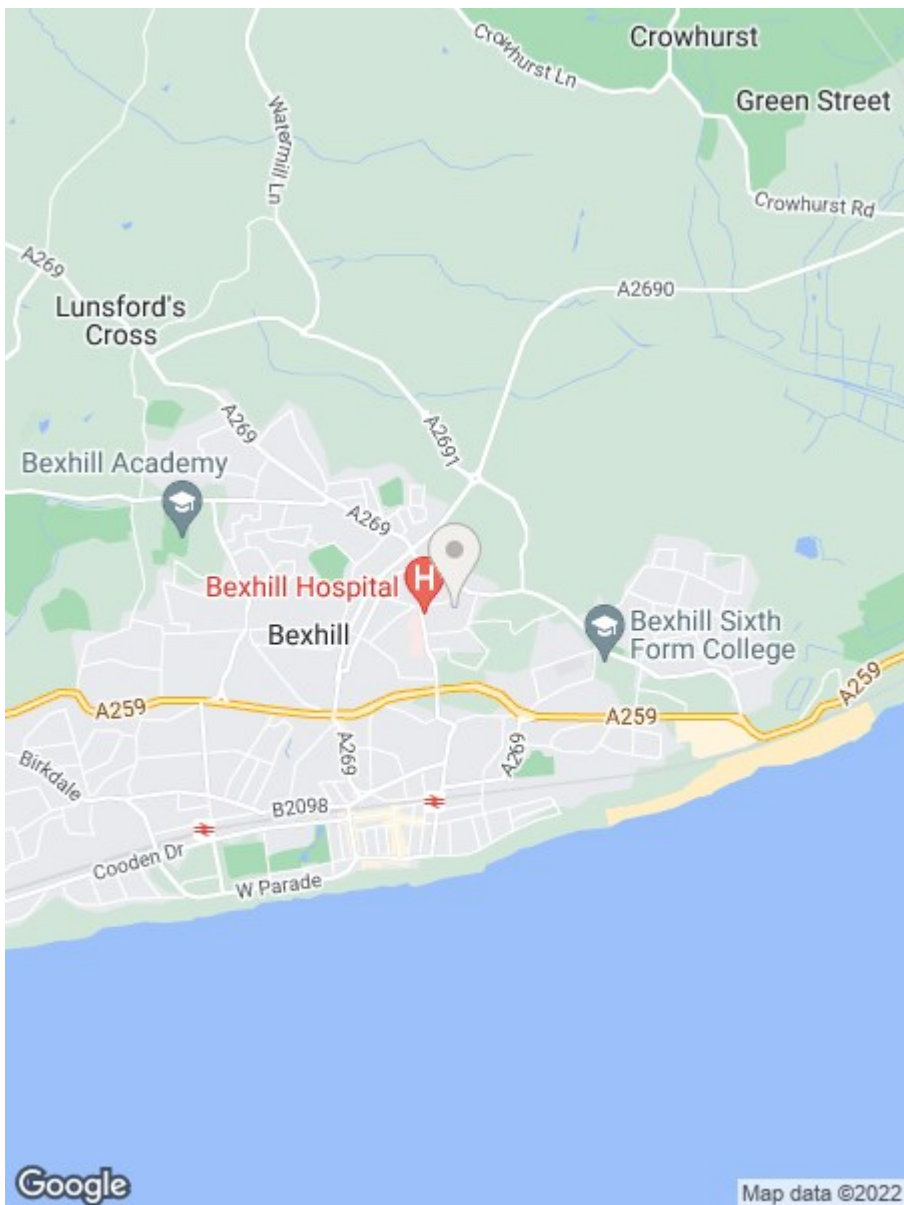
2ND FLOOR  
 APPROX. FLOOR  
 AREA 419 SQ.FT.  
 (38.9 SQ.M.)



ENTRANCE FLOOR  
 APPROX. FLOOR  
 AREA 41 SQ.FT.  
 (3.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1076 SQ.FT. (100.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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