

**RUSH  
WITT &  
WILSON**



**Flat 3, 84 Sea Road, Bexhill-On-Sea, East Sussex TN40 1JL  
£219,000**

**A very spacious and bright first floor two bedroom Victorian apartment with beautiful sea views, sun balcony, gas central heating system, modern kitchen, bathroom with separate cloakroom, VACANT POSSESSION, westerly facing communal gardens, excellent location for town centre; seafront and mainline railway station to London. Viewing comes highly recommended by RWW sole agents.**



**Communal Entrance Hallway**

Leading to first floor.

**Private Entrance Hall**

Double radiator, built in airing cupboard.

**Cloakroom**

WC with low level flush, wall mounted wash hand basin, tiled splashbacks, single radiator.

**Living Room/Dining Room**

20'4 x 13'8 (6.20m x 4.17m)

Large bay window to the easterly elevation, with beautiful sea views, double radiator, gas fire.

**Kitchen**

13'5 x 5'2 (4.09m x 1.57m)

Modern fitted kitchen comprising a range of handleless base and wall units with straight edge worktops, composite single drainer sink unit with mixer tap, washing machine, electric oven and grill with ceramic hob, fridge/freezer, large window to the front elevation, double radiator.

**Bedroom One**

12'2 x 12'10 (3.71m x 3.91m)

Window overlooks the westerly elevation, double radiator.

**Bedroom Two**

7'9 x 9'7 (2.36m x 2.92m)

Window to the rear elevation, single radiator.

**Inner Hallway**

Linen cupboard with slatted shelving.

**Bathroom**

Suite comprising walk in shower with wall mounted electric shower unit, controls and showerhead, pedestal mounted wash hand basin, single radiator, built in boiler cupboard housing modern gas central heating and domestic hot water boiler.

**Outside****Communal Rear Garden**

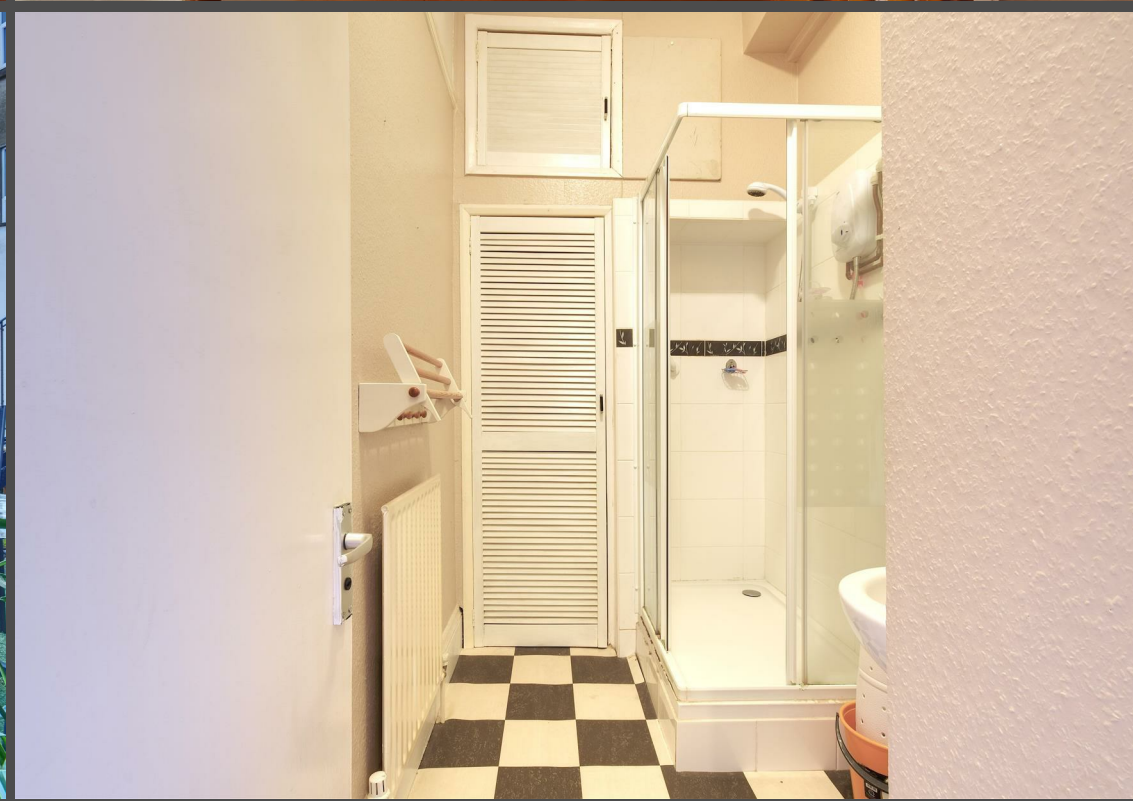
Westerly facing, mainly laid to lawn, bin store, with mature shrubbery, trees and plants of various kinds.

**Lease And Maintenance**

125 years from 1983, 86 years remaining. Service charge approximately £1500 p/a.

**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 CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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