RUSH WITT & WILSON

**57a Manor Road, Bexhill-On-Sea, East Sussex TN40 1SN**

**£245,000**

**A stunning two bedroom first floor flat with private garden, gas central heating system, double glazed window and doors, presented to an exceptional standard by the current vendors, retains many original features throughout, engineered oak flooring, stunning kitchen with solid wood block worktops and butler sink, share of freehold, viewing comes highly recommended by RWW sole agents.**

**Private Entrance Hallway**
With stairs to the first floor, hardwood entrance door, engineered oak flooring, two double radiators, dado rails.

**Living Room**
20'8 x 12'8 (6.30m x 3.86m)
Bay window to the front, easterly elevation with plantation blinds, double radiator, stunning original Victorian fireplace.

**Kitchen**
10'8 x 11'9 (3.25m x 3.58m)
Stunning farmhouse style kitchen with solid wood block worktops, fitted base and wall units, twin butler sink with mixer tap, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, engineered oak flooring, space for range style cooker, extractor canopy and light, ornate tiled splashbacks, roll top radiator.

**Bedroom One**
17'6 x 14'3 (5.33m x 4.34m)
Window to the rear elevation, double radiator, access to roof space, built in wardrobe cupboard, two double radiator, engineered oak flooring.

**Bedroom Two**
15'4 x 11'4 (4.67m x 3.45m)
Window to the rear elevation, double radiator, built in wardrobe cupboards.

**Bathroom**
Contemporary suite, comprising corner bath with hand shower attachment, wc with low level flush, pedestal wash hand basin, walk in shower cubicle with hand shower attachment, fixings and controls, obscured glass windows to both the front and side elevations, chrome heated towel rail, half height wall tiling.

**Outside**

**Private Garden**
Westerly facing garden with timber framed shed, mainly laid to lawn, all enclosed with fencing to all sides.

**Maintenance And Lease**
Share of Freehold. 1/3 Share of all building maintenance as and when needed.

**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.

THIS WAY

TOTAL APPROX. FLOOR AREA 954 SQ.FT. (88.6 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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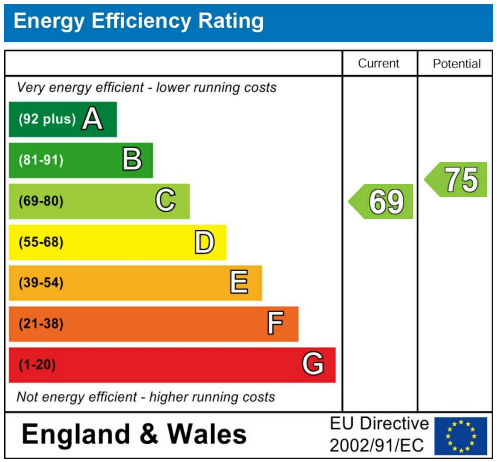


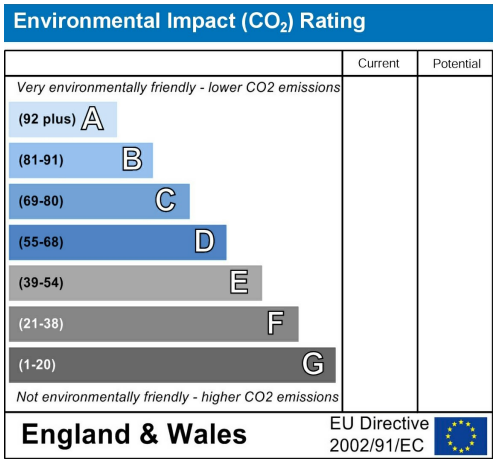


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