RUSH WITT & WILSON

35 Station Road, Bexhill-On-Sea, East Sussex TN40 1RG

£350,000

A hugely impressive investment opportunity, five bedroom maisonette with commercial shop unit beneath, situated in Bexhill town centre, approx. £1900 per month rental income, gas central heating system, double glazed windows and doors, private entrance for maisonette, shop premises includes fully equipped ladies hairdressers with basement; storage room; kitchen; cloakroom. The maisonette is very spacious with five bedrooms, two bathrooms, kitchen/ breakfast room and private rear garden with access. The property is sold with the freehold of building. Viewing comes highly recommended by RWW sole agents.

Maisonette

Private Entrance Hallway
With private entrance door and stairs to the first floor, with double radiator, window to the side elevation.

Cloakroom
WC with low level flush, wall mounted wash hand basin with obscured glass window to the side elevation.

Kitchen
14'7" x 10'5" (4.46 x 3.20)
Windows overlook both the side and rear elevations, fitted kitchen comprising a range base and wall units with laminate straight edge worktop, one and half bowl stainless steel single drainer sink unit with mixer tap, washing machine, integrated dishwasher, gas hob with extractor canopy and light, built in double oven with grill, space for fridge/freezer, fitted seating, gas central heating and domestic hot water boiler.

Living Room
15'9" x 15'7" (4.82 x 4.75)
Windows overlook the front elevation, double radiator, open stone fireplace with cast iron grate.

Bedroom One
15'7" x 12'7" (4.76 x 3.84)
Window to the rear elevation, double radiator, fitted wardrobe cupboards, walk in shower cubicle with electric shower unit, chrome controls and chrome showerhead, inset wash hand basin with vanity unit beneath, tiled wall and mirror.

Bedroom Two
12'1" x 8'10" (3.70 x 2.71)
Window to the front elevation, double radiator.

Second Floor Landing
Window to the rear elevation, access to roof space.

Bedroom Three
15'7" x 13'9" (4.76 x 4.21)
Windows overlook the front elevation, double radiator.

Bedroom Four
11'3" x 8'9" (3.43 x 2.69)
Window to the front elevation, double radiator.

Bedroom Five
12'7" x 9'7" (3.86 x 2.94)
Window to the rear elevation, double radiator.

Bathroom
Suite comprising panelled bath with chrome controls, chrome showerhead, wc with low level flush, pedestal wash hand basin, Velux window to the rear elevation.

Shop

Main Shop Area
29'1" x 16'4" (8.88 x 5)
Double radiator, window to the front elevation with door, reception area, hanging space, fully equipped comprises five hair stations and seating, three hair washing stations, six wall mounted mirrors.

Rear Shop Room
10'10" x 11'6" (3.31 x 3.52)
Shelving, wall mounted gas central heating and domestic hot water boiler, window to the side and rear elevation, built in airing cupboard, stairs giving access to basement.

Kitchen
9'2" x 6'2" (2.81 x 1.89)
Window to the side elevation, butler sink, worktops to either side, plumbing for washing machine, space for tumble dryer, built in cupboard, wall unit, tiled splashbacks.

Cloakroom
WC with low level flush, have height wall tiling.

Rear Lobby
Giving access onto the rear garden.

Large Basement Area

Outside

Rear Garden
Shingled with low maintenance, well stocked raised flower and shrub beds, areas for alfresco dining available, all enclosed via walls, gate to the rear giving access into Sainsburys carpark.

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.

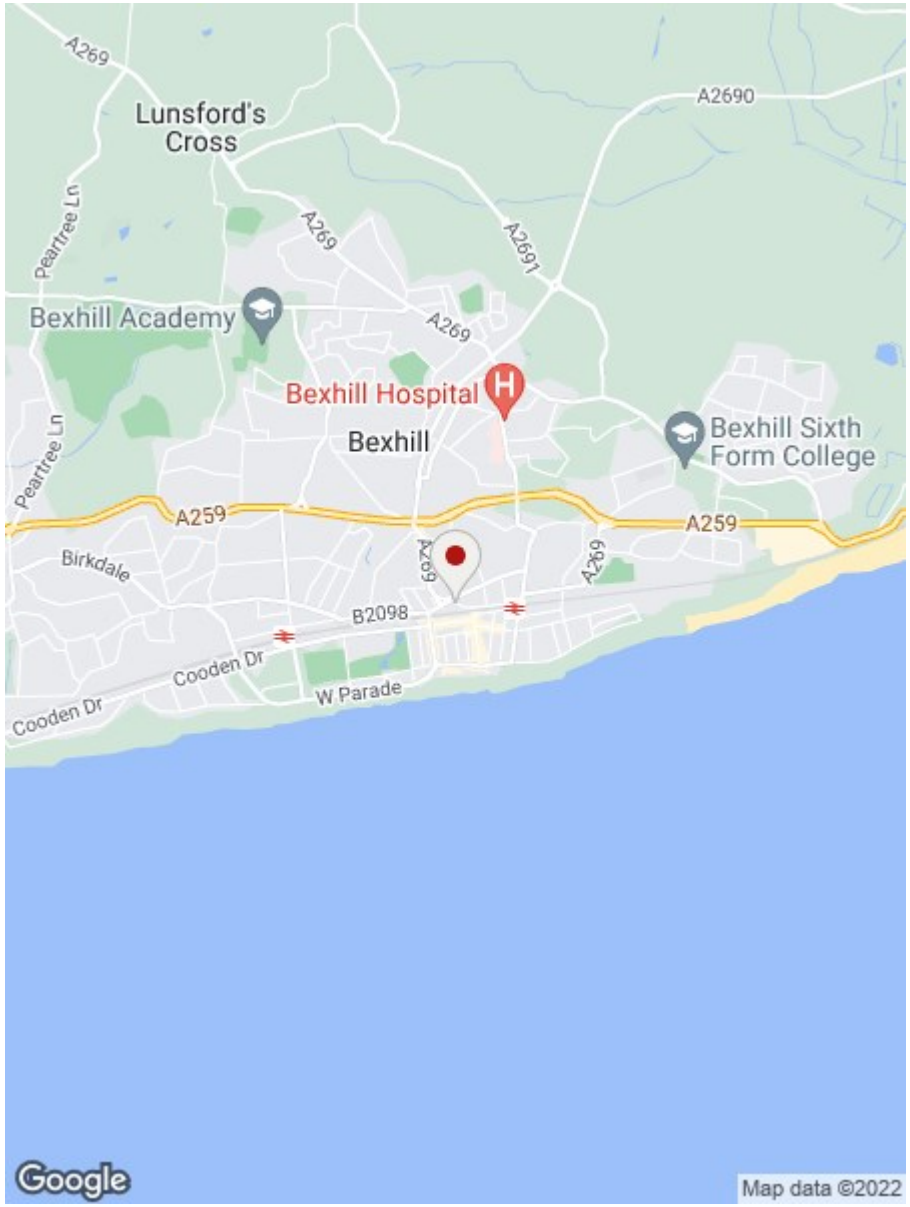
GROUND FLOOR
838 sq.ft. (77.9 sq.m.) approx.

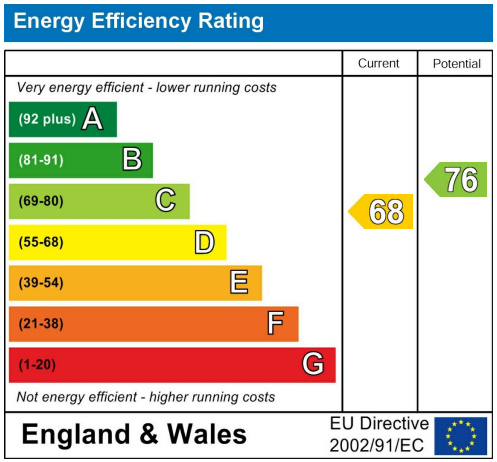
1ST FLOOR
764 sq.ft. (71.0 sq.m.) approx.

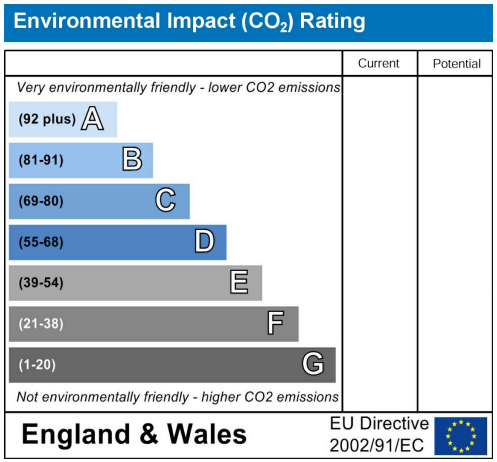
2ND FLOOR
614 sq.ft. (57.1 sq.m.) approx.

TOTAL FLOOR AREA : 2217 sq.ft. (206.0 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.
Made with Metropix ©2022







RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman

Relocation agent network

3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk