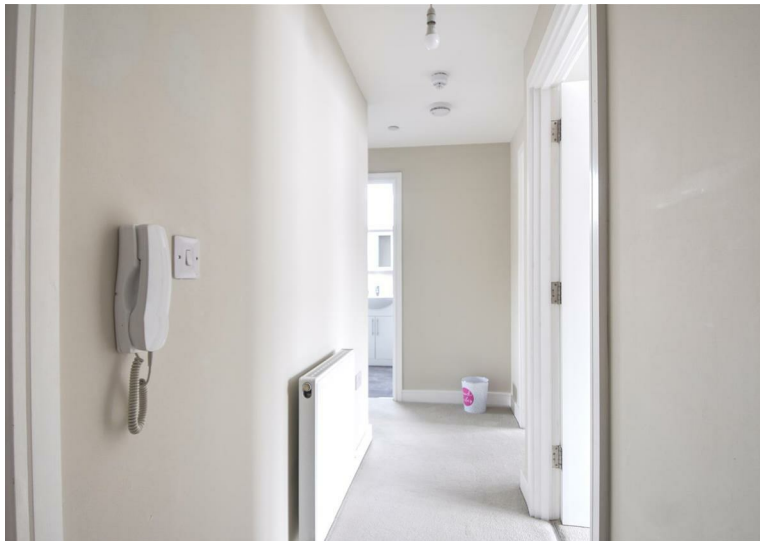


**RUSH  
WITT &  
WILSON**



**Flat 3, Alten Court, 13a Wilton Road, Bexhill-On-Sea, East Sussex TN40 1HY  
£205,000**

**Rush Witt & Wilson are delighted to welcome to the market this immaculately well presented and modern two bedroom second floor apartment ideally located in the heart of Bexhill Town Centre. Offering bright and spacious accommodation throughout the property comprises modern open plan living space with kitchen, lounge and diner, two double bedrooms and modern fitted bathroom. Other internal benefits to the property include gas central heating to radiators and double glazed windows throughout. The property further benefits from being sold with an allocated parking space and still being within in the ten year NHBC builders warranty. Perfectly situated in the heart of Bexhill Town Centre within walking distance to mainline rail station, seafront and shops, viewing comes highly recommended by Rush Witt & Wilson, Bexhill to appreciate this stunning modern apartment in this convenient location. VACANT POSSESSION. Council Tax Band B.**



**Communal Entrance Hall**

Communal entrance door with entryphone system. The flat is located on the second floor with stairs.

**Internal Front Door**

Leading to hallway.

**Hallway**

Radiator, storage cupboard with fitted shelving and access to loft space and electric consumer unit.

**Open Plan Lounge/Kitchen/Diner Space**

22'4" x 13'10" narrowing to 10'5" at kitchen space (6.83m x 4.24m narrowing to 3.20m at kitchen space )

Two front aspect double glazed windows, two radiators. In the kitchen area there is a modern fitted kitchen with a range of matching wall and base level units with roll top work surfaces, plumbing space for washing machine, integrated dishwasher, integrated electric oven, gas hob with fitted modern stainless steel extractor hood above, part tiled walls, space for free standing fridge/freezer, recessed ceiling spotlights.

**Bedroom One**

12'0" x 10'11" (3.68m x 3.33m )

Rear aspect double glazed windows, radiator.

**Bedroom Two**

11'6" x 10'11" (3.51m x 3.33m )

Rear aspect double glazed windows, radiator.

**Bathroom**

Side aspect velux window. Modern fitted white bathroom suite comprising low level w.c., vanity unit with wash hand basin, mixer tap and storage cupboard beneath and panel enclosed bath with mixer tap and shower attachment, wall mounted heated chrome towel rail, fully tiled walls, extractor fan.

**Externally****Allocated Parking Space****Maintenance Details**

We have been advised by the vendors that the ground rent is £50 every six months and approximately £95 per month for maintenance service charge. We have also been advised that there is 121 years left on the Lease.

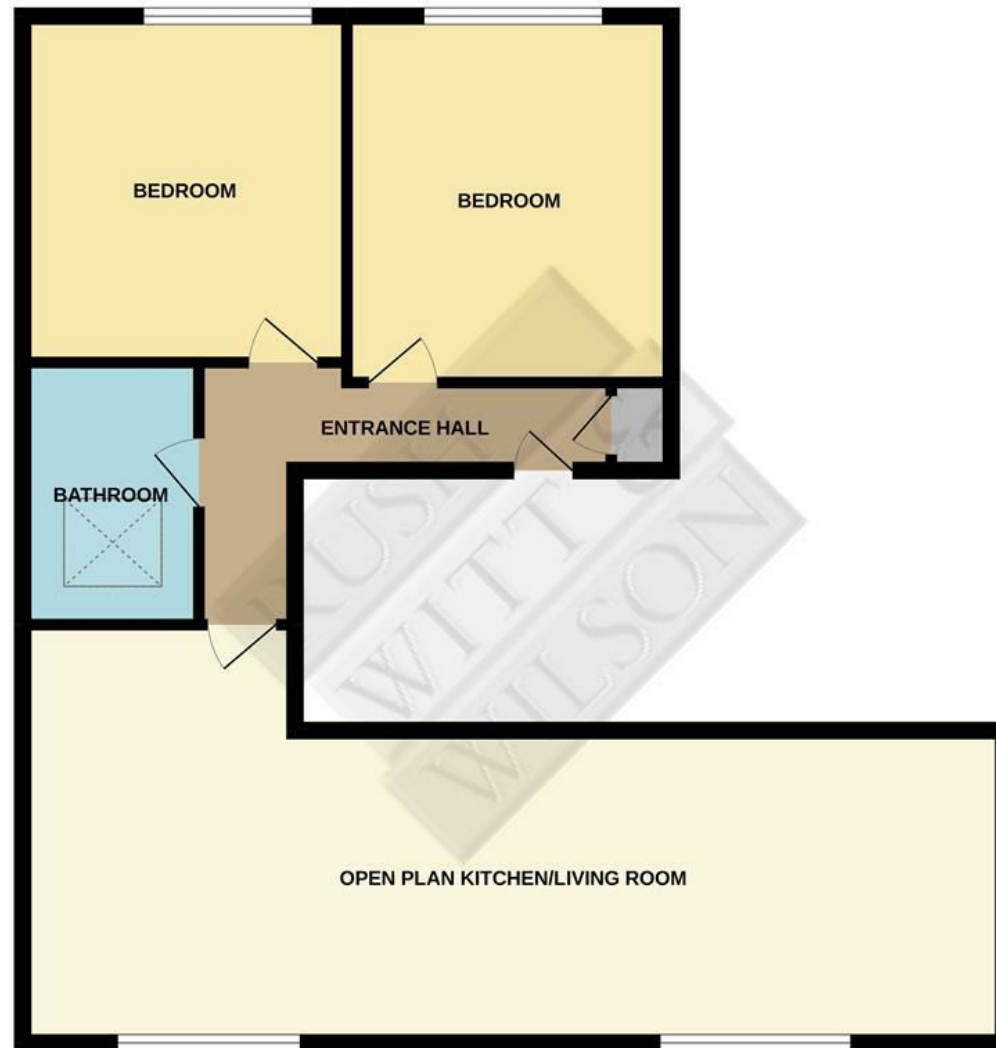
The property benefits from an NHBC builders warranty.

**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.

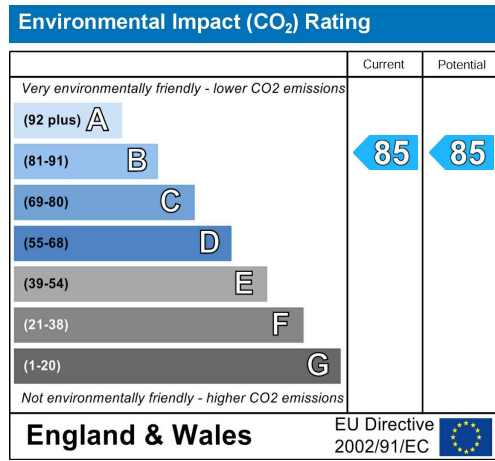
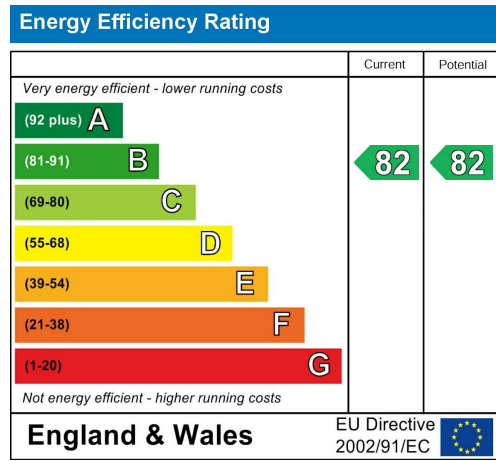
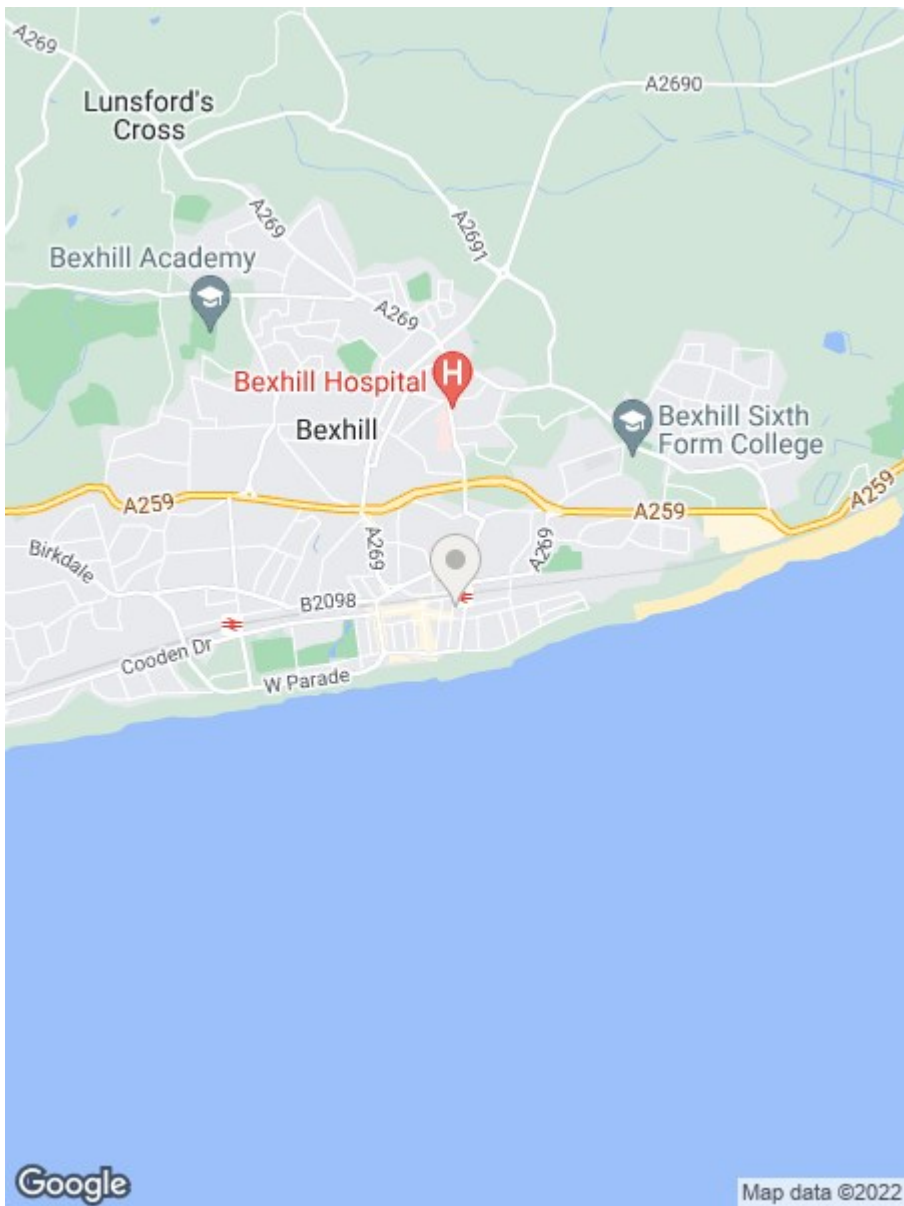


GROUND FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA: 762 sq.ft. (70.8 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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**RUSH  
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