

**RUSH  
WITT &  
WILSON**



**7 Bayeux Court Middlesex Road, Bexhill-On-Sea, East Sussex TN40 1LU  
£179,950**

**PUBLIC NOTICE - 7 Bayeux Court - We are in receipt of an offer of £179,950 subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.**

**A very spacious two double bedroom first floor flat situated just off the beautiful Seafront at Bexhill, short walking distance from the town, kitchen/ breakfast room, gas central heating system, double glazed windows and doors, share of freehold, garage, communal gardens, viewing comes highly recommended by RWW sole agents.**



**Communal Entrance**

With stairs to first floor.

**Private Entrance**

With entry phone system, two built in storage cupboards, double radiator.

**Cloak Room**

Wc with low level flush, obscure glass window to the side elevation.

**Living Room**

17'5 x 12'7 (5.31m x 3.84m)

Window to the front elevation, double radiator, tiled fireplace.

**Kitchen**

13'4 x 9' (4.06m x 2.74m)

Window to both front and side elevations, double radiator, built in larder cupboard, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit, plumbing for washing machine, space for cooker, space for fridge/freezer.

**Bedroom One**

15'4 x 12'7 (4.67m x 3.84m)

Window to the rear elevation, double radiator, built in wardrobe cupboard.

**Bedroom Two**

15'3 x 9'1 (4.65m x 2.77m)

Window to rear and side elevations, double radiator, built in wardrobe cupboard.

**Bathroom**

Suite comprising panelled bath, wall mounted electric shower unit, controls and shower head, obscure glass window to the side elevation, pedestal wash hand basin, built in storage cupboards with mirror.

**Outside Communal Gardens**

Communal gardens to the front and rear of the property.

**Garage**

Garage en-bloc.

**Lease Details**

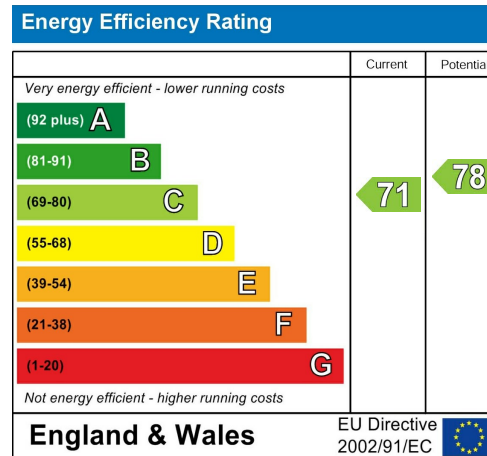
Share of Freehold, £1500 pa, remainder, 999 years lease.

**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.







**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



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