RUSH WITT & WILSON

18 Brinklehurst Drive, Bexhill-On-Sea, East Sussex TN40 2FL
£195,000

A rarely available and beautiful modern ground floor apartment, built 2017 by award winning home builders Barratt Homes, private southerly facing rear garden, one large double bedroom, gas central heating system, stunning open plan living/ kitchen/ dining, double glazed windows and doors, allocated private parking space, remainder for 10 year builders certificate offering peace of mind. VACANT POSSESSION. Viewing comes highly recommended by RWW sole agents. Council Tax Band A.

Private Entrance Hall
Double radiator, large built-in storage cupboard.

Open Plan Living Room/ Kitchen/ Dining
22' x 18'9 (6.71m x 5.72m)
Kitchen Area: Modern kitchen comprising a range of base and wall units with single drainer stainless steel sink unit with mixer tap, built-in oven and grill with gas hob, brush stainless steel splashback, extractor canopy and light, plumbing for washing machine and dishwasher, integrated fridge/freezer, double radiator, two windows overlook the front elevation, concealed lighting. Breakfast Room Area: for table and chairs.
Living Room Area: Double radiator, double doors open out onto the private rear garden.

Bedroom One
14'10 x 13'9 (4.52m x 4.19m)
Windows overlooks the private rear garden to the rear, double radiator.

Bathroom
Modern suite comprising panelled bath with hand shower attachment and fixing with shower controls and shower screen, tiled splashback, w.c. low level flush, pedestal wash hand basin with tiled splashback, chrome heated towel rail, obscure glass window overlooks the front elevation.

Outside

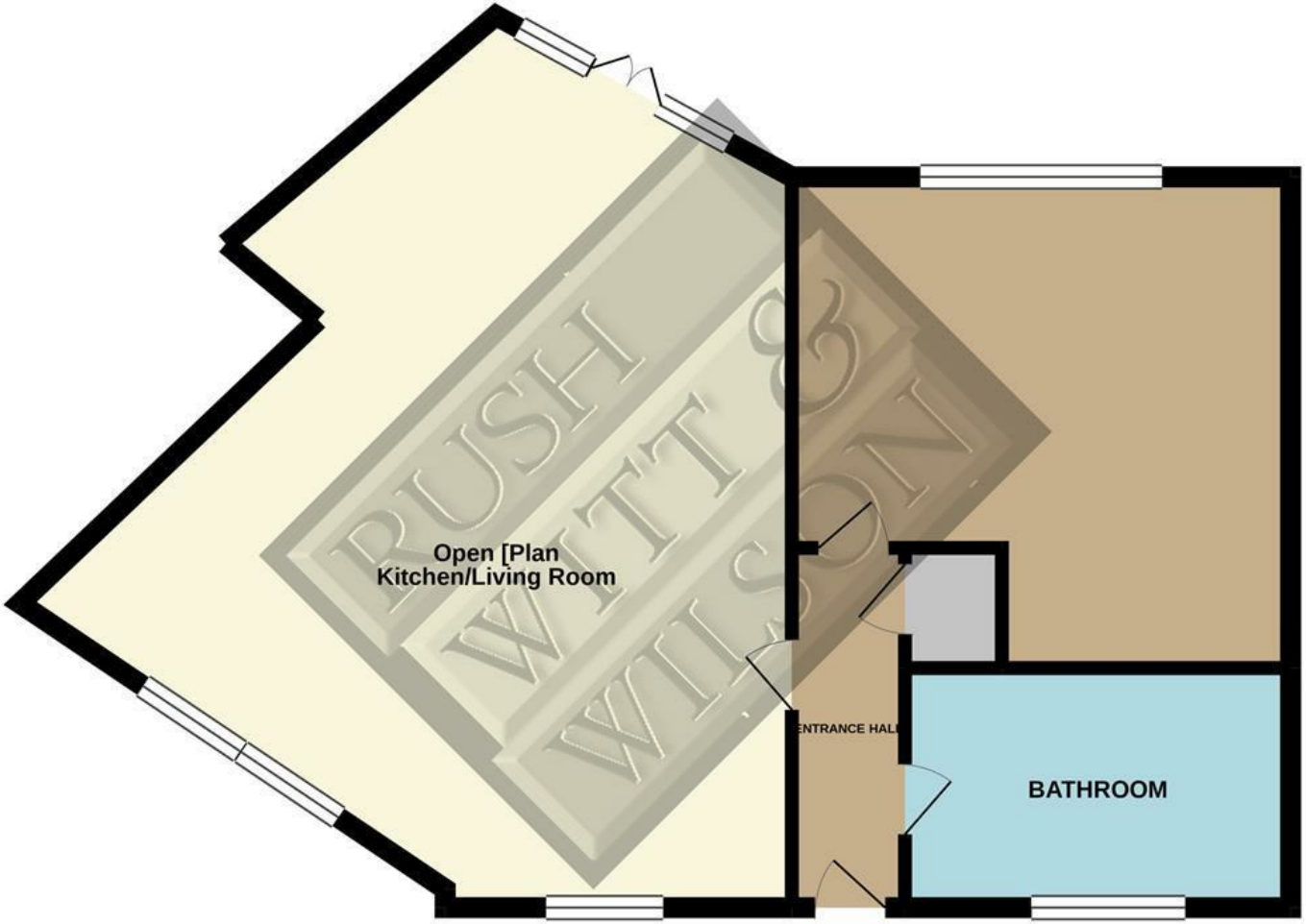
Private Rear Garden
Mainly laid to lawn with patio area and enclosed with fencing to all sides, outside water tap.

Allocated Parking Space
This is found in close proximity to the property. Parking Bay , Number 11.

Lease Details
Leasehold, 120 years remaining from 2017, Service charges Current Service Charges: £93.24 pcm

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
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 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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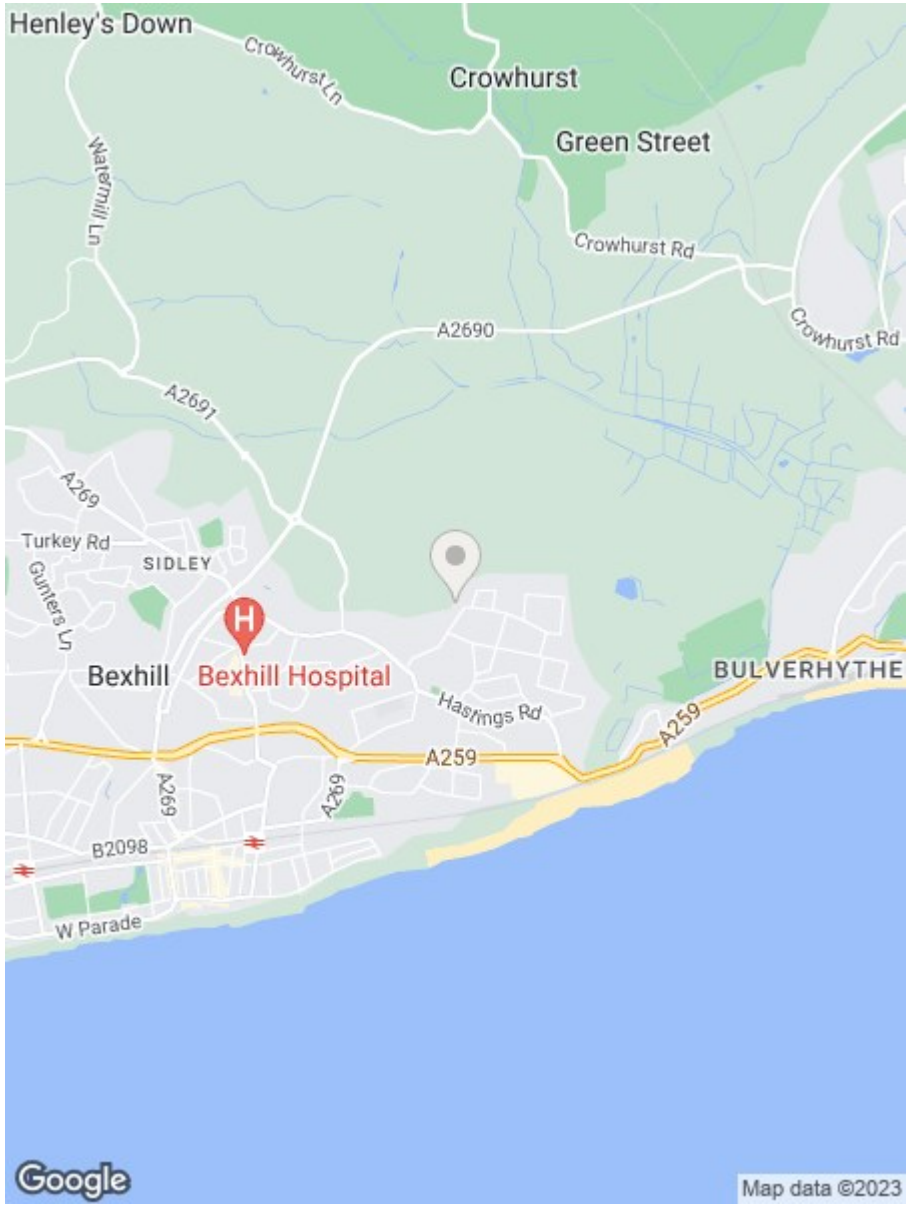

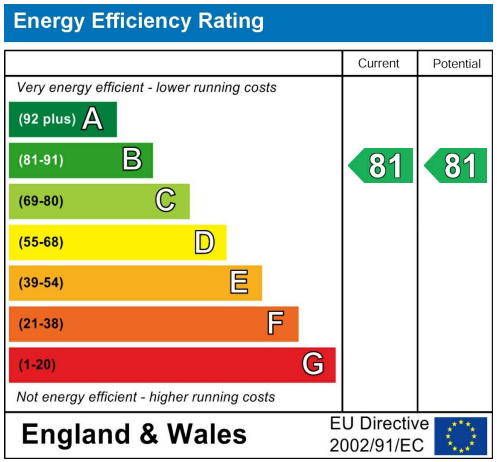

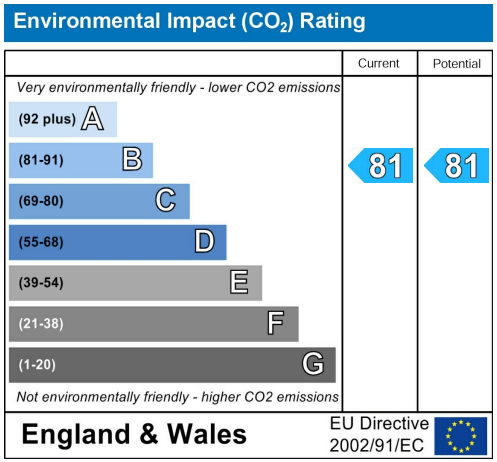

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