

**RUSH  
WITT &  
WILSON**



**63 Dorset Road, Bexhill-On-Sea, East Sussex TN40 1SQ  
£289,000**

**A stunning two bedroom ground floor garden apartment, containing many beautiful features throughout, situated in this highly convenient location, within easy reach of Bexhill Seafront, Bexhill Train Station & Bexhill Town Centre. Offering bright & spacious accommodation throughout, the property comprises, two double bedrooms, two reception rooms, fitted kitchen, fitted bathroom, separate w/c, gas central heating system & double glazing throughout. Externally, the property offers private front and westerly facing rear gardens. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents.**



**Private Entrance Hallway**

With entrance door, radiator, 'herringbone' flooring.

**Living Room**

16'4" x 13'1" (5.0 x 4.0)

Radiator, double glazed windows and French doors overlooking and giving access onto private rear garden, feature gas fire with wood mantle, exposed wood flooring, fitted shelving & cupboards.

**Kitchen**

9'7" x 8'3" (2.94 x 2.53)

Fitted kitchen with a range of matching wall and base level units with laminate straight edge work top surfaces, one and half bowl sink with drainer and mixer tap, integrated oven & grill with four ring gas hob, space for freestanding fridge & freezer, plumbing for dishwasher and washing machine, double glazed window to side elevation and glass panelled door giving access onto private rear garden.

**Dining Room**

15'4" x 11'0" (4.68 x 3.37)

Double glazed window to side elevation, radiator, exposed wood flooring, ample storage space with multiple fitted storage cupboards, all with fitted shelving, also housing the gas central heating boiler.

**Bedroom One**

21'2" x 13'8" (6.47 x 4.17)

Bay window to front elevation, double radiator.

**Bedroom Two**

12'5" x 9'10" (3.81 x 3.0)

Double glazed windows to front elevation, double radiator.

**W/C**

Suite comprising w.c low level flush, wash hand basin with hot & cold tap, radiator, obscured glass window to side elevation, herringbone flooring.

**Bathroom**

Modern suite comprising panelled bath with mixer tap & chrome shower attachment, w/c low level flush, peddle stall wash hand basin with mixer tap, obscured glass window to side elevation, radiator, part tiled walls.

**Outside****Front Garden**

Private front garden, enclosed with shrubs, path leading to private front door, laid to lawn.

**Private Rear Garden**

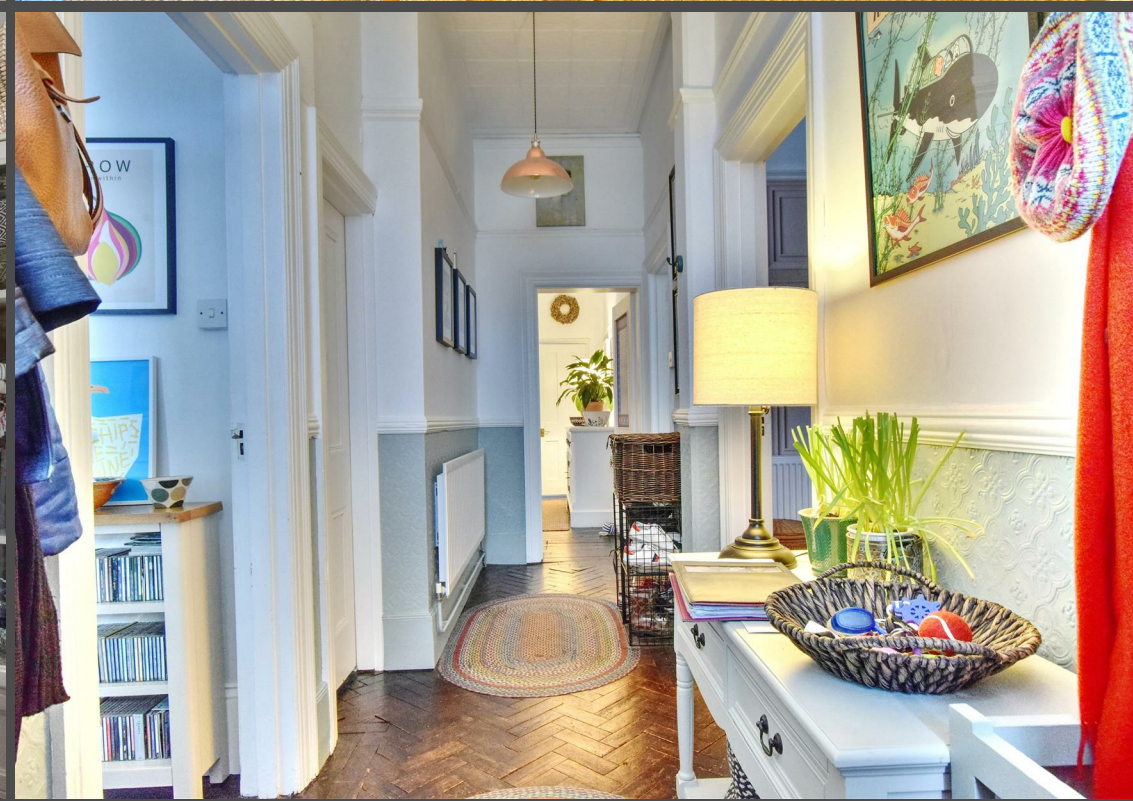
Westerly facing, mainly laid to lawn with patio areas suitable for alfresco dining, enclosed to all sides, side access is available.

**Lease & Maintenance**

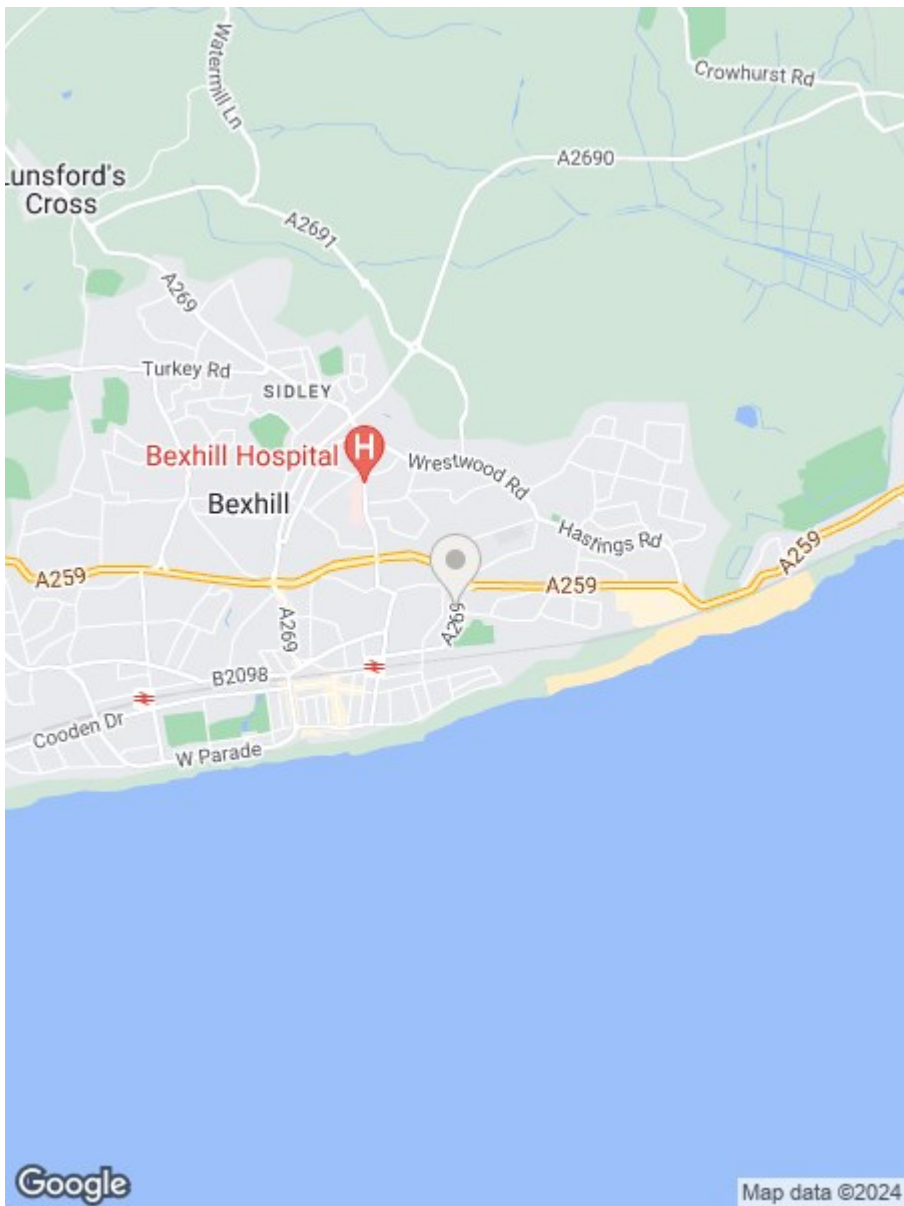
The property comes with the freehold to the building, maintenance split 50/50 as and when needed.

**Agents Notes**

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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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Lettings & Property Management**



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