21 Greyhorses Barnhorn Road, Bexhill-On-Sea, East Sussex TN39 4QQ
Offers In Excess Of £260,000

An opportunity to acquire this stunning well presented two bedroom second floor purpose built apartment with large south facing sun terrace/balcony, far reaching sea views, ideally located in west Bexhill. The property has been modernised and refurbished to an exceptional standard by the current vendor and comprises a spacious lounge/diner with access to large south facing sun terrace benefiting from sea views, newly fitted modern fitted kitchen with built-in appliances, two double bedrooms, modern fitted shower room, separate w.c. and a utility room. Other internal benefits include recently fitted double glazed windows throughout, modern thermostatic electric radiators, newly fitted thermal hot water tank and ample storage space. Externally the property boasts beautifully maintained communal gardens around the building, single garage en-bloc and additional parking for visitors and residents. Conveniently situated within easy walking distance to Little Common Village with its range of amenities, viewing comes highly recommended by Rush Witt & Wilson to appreciate this stunning apartment in this popular block.

Communal Entrance Door
With entryphone system leading to:-

Communal Hallway
Stairs and lift are available, flat is located on the second floor.

Personal Front Door

Hallway
Entryphone system, storage cupboard with fitted shelving.

Lounge
16'4" x 14'2" (5m x 4.34m)
South facing double glazed windows to the side elevation with views across the sea towards Beachy Head, double glazed door giving access onto the large south facing sun terrace. Modern electric thermostatic radiator.

Balcony
13'4" x 9'7" (4.08m x 2.94m)
South facing balcony with views across tree tops to the sea spanning to Beachy Head.

Kitchen
10'4" x 7'10" (3.17m x 2.40m)
Double glazed windows to side elevation with far reaching sea views. Newly Fitted modern fitted kitchen with a range of matching wall and base level units with straight edge worktop surfaces, stainless steel sink with drainer and mixer tap, worktop mounted electric hob with fitted extractor hood above, integrated oven, integrated microwave, integrated fridge/freezer.

Bedroom One
16'4" x 8'11" (5m x 2.73m)
Double glazed window to side elevation, modern thermostatic radiator, newly fitted built-in wardrobes with a range of hanging space and shelving.

Bedroom Two
12'11" x 9'10" (3.95m x 3.02m)
Double glazed windows to side elevation, modern thermostatic radiator, large range of newly fitted built-in wardrobes comprising hanging space and shelving.

Shower Room
Obscured double glazed window to side elevation, white heated towel rail and a modern suite comprising pedestal mounted wash hand basin and large walk-in shower cubicle with wall mounted shower controls and shower attachment. Tiled walls and floor.

Separate WC
Obscured double glazed window to side elevation, low level w.c. with concealed cistern, small vanity unit with wash hand basin, mixer tap and storage cupboard beneath.

Utility Room
5'10" x 5'6" (1.80m x 1.70m)
Fitted wall units, roll edge laminate worktop surface, plumbing space for washing machine, large airing cupboard which houses the modern pressurised hot water cylinder with slatted shelving, second large storage cupboard with fitted shelves.

Outside

Single Garage
Driveway in that leads to the single garage en-bloc with up and over door.

Communal Gardens
Beautifully maintained gardens that surround the building and additional parking bays for visitors and residents.

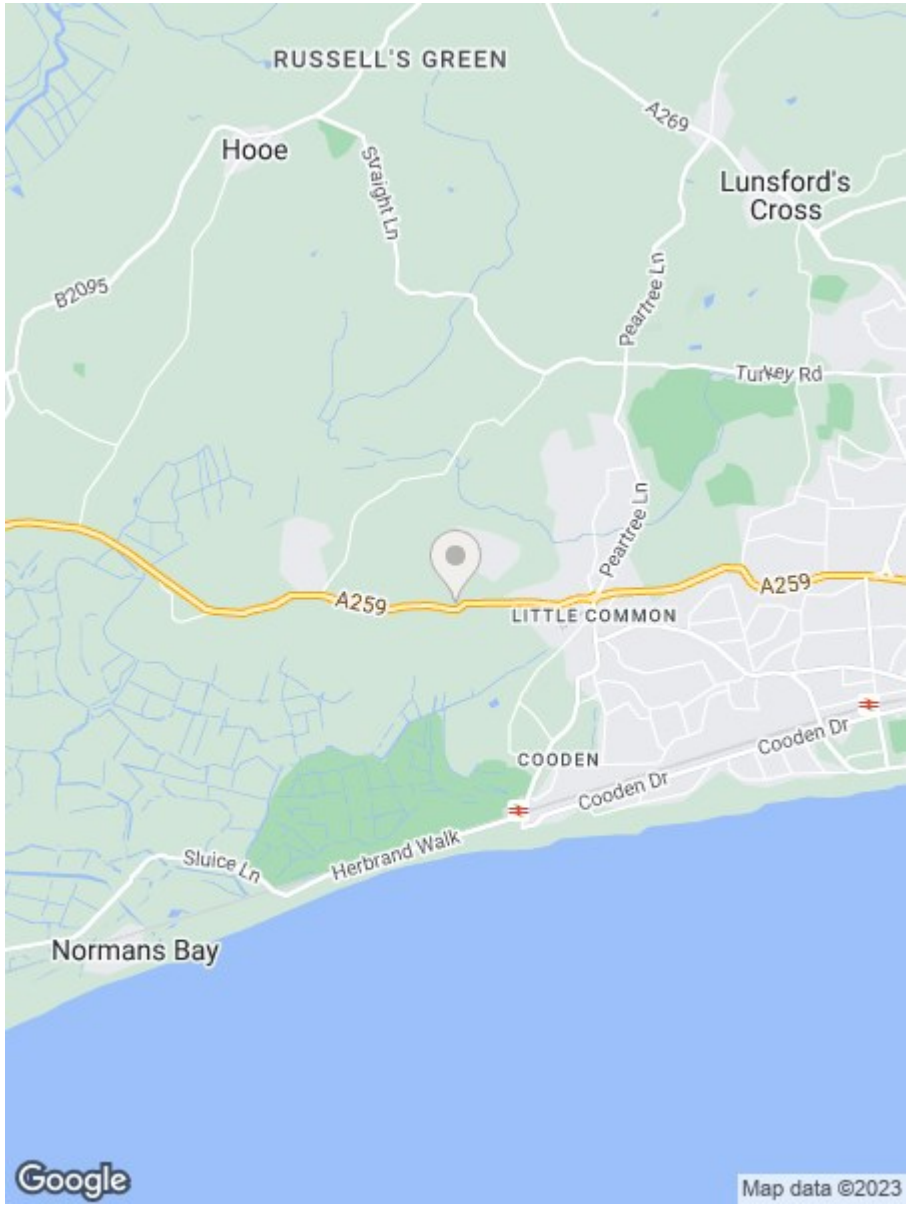
Maintenance Details
We have been advised by the vendor that the maintenance is approximately £1,800 per annum. We have also been advised that the Lease has a long lease of 999 years from 1971 approximately.

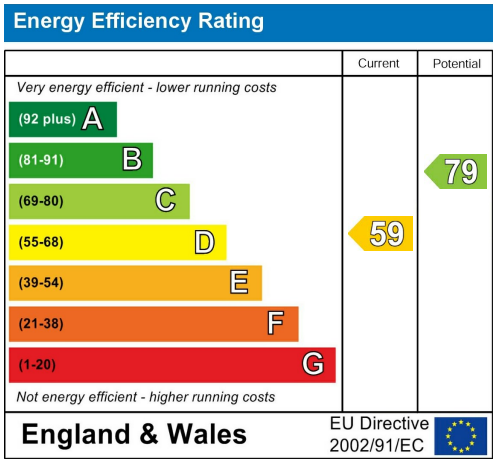
Agents Note
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

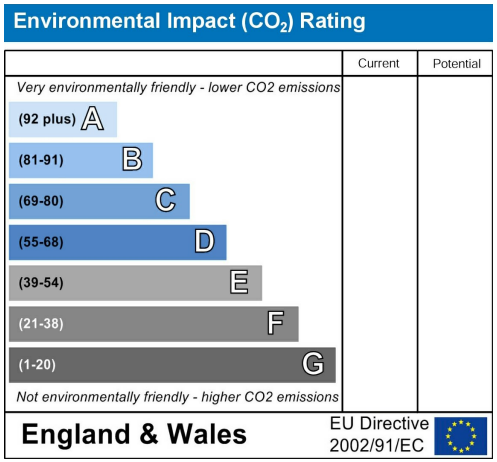
GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.

TOTAL FLOOR AREA : 781 sq.ft. (72.6 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