

**RUSH
WITT &
WILSON**



14 Devonshire House Devonshire Road, Bexhill-On-Sea, East Sussex TN40 1AH
Guide Price £125,000

A very spacious third floor apartment with lift comprises two double bedrooms, large sitting room/ dining room with far reaching views across Bexhill town, fitted kitchen/ breakfast room, fitted bathroom. Further benefits include gas fired central heating system and partial double glazing, brand new 125 year lease. Ideally situated in the heart of Bexhill town centre with excellent access to the sea front and mainline station. VACANT POSSESSION.



Communal Entrance Hall

Communal entrance hall with lift and stairs to third floor via entry phone system.

Private Entrance Hall

Entry phone system, access to roof space, walk-in linen cupboard.

Storage Room

11'3" x 9'5" (3.43m x 2.87m)

Excellent storage room or potential studio.

Living Room/ Dining Room

18'9" x 17'10" (5.72 x 5.44)

Triple aspect with window to front and side elevations, far reaching views over Bexhill Town, two single radiators.

Kitchen/ Breakfast Room

10'7" x 12'9" (3.23 x 3.89)

Fitted kitchen comprising range of base and wall units, single drainer sink unit, single radiator window to side elevation, laminated rolled edged worktops, space for cooker, space for fridge/ freezer, laminate flooring.

Bedroom One

14'8" x 11'2" (4.47m x 3.40m)

Window to side elevation, single radiator.

Bedroom Two

10'11" x 14'10" (3.33 x 4.52)

Single radiator, window to rear elevation.

Bathroom

Suite comprising wc with concealed cistern, inset wash hand basin with vanity unit beneath, single radiator, window to side elevation, walk-in shower unit controls and shower head, glass screen.

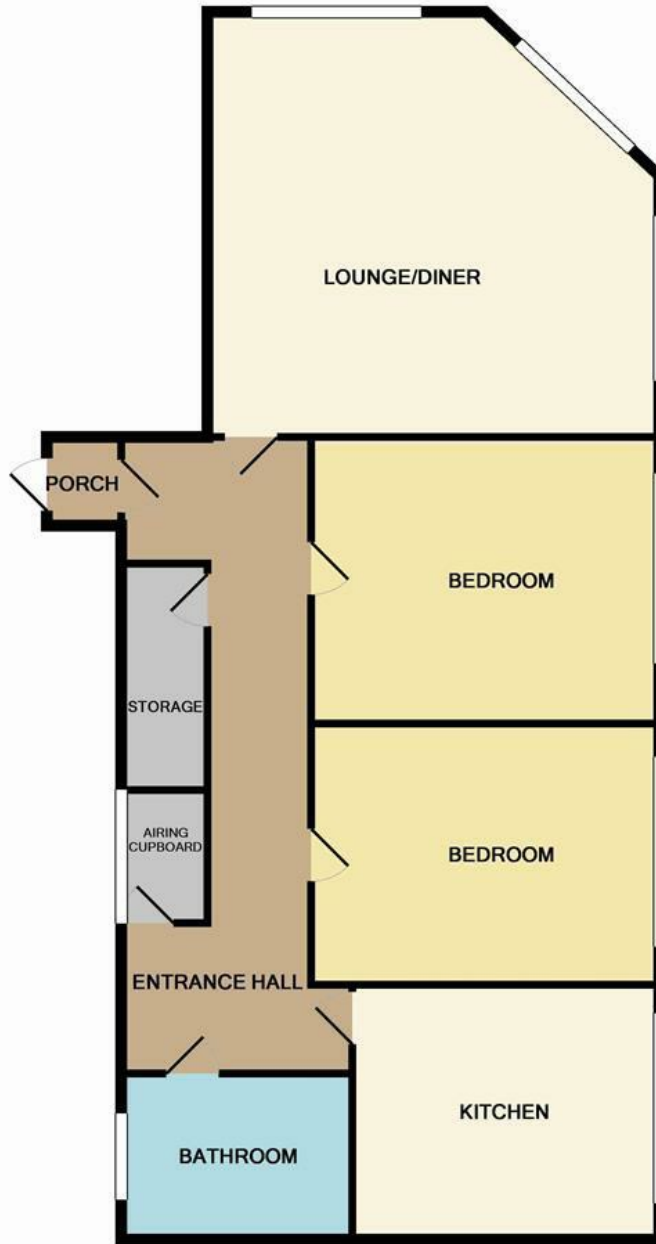
Lease Details

Brand new 125 year lease, service charge £3,245.83 per annum or £270 pcm, 10.42% share, includes building insurance and water, no ground rent to pay.

Agents Notes

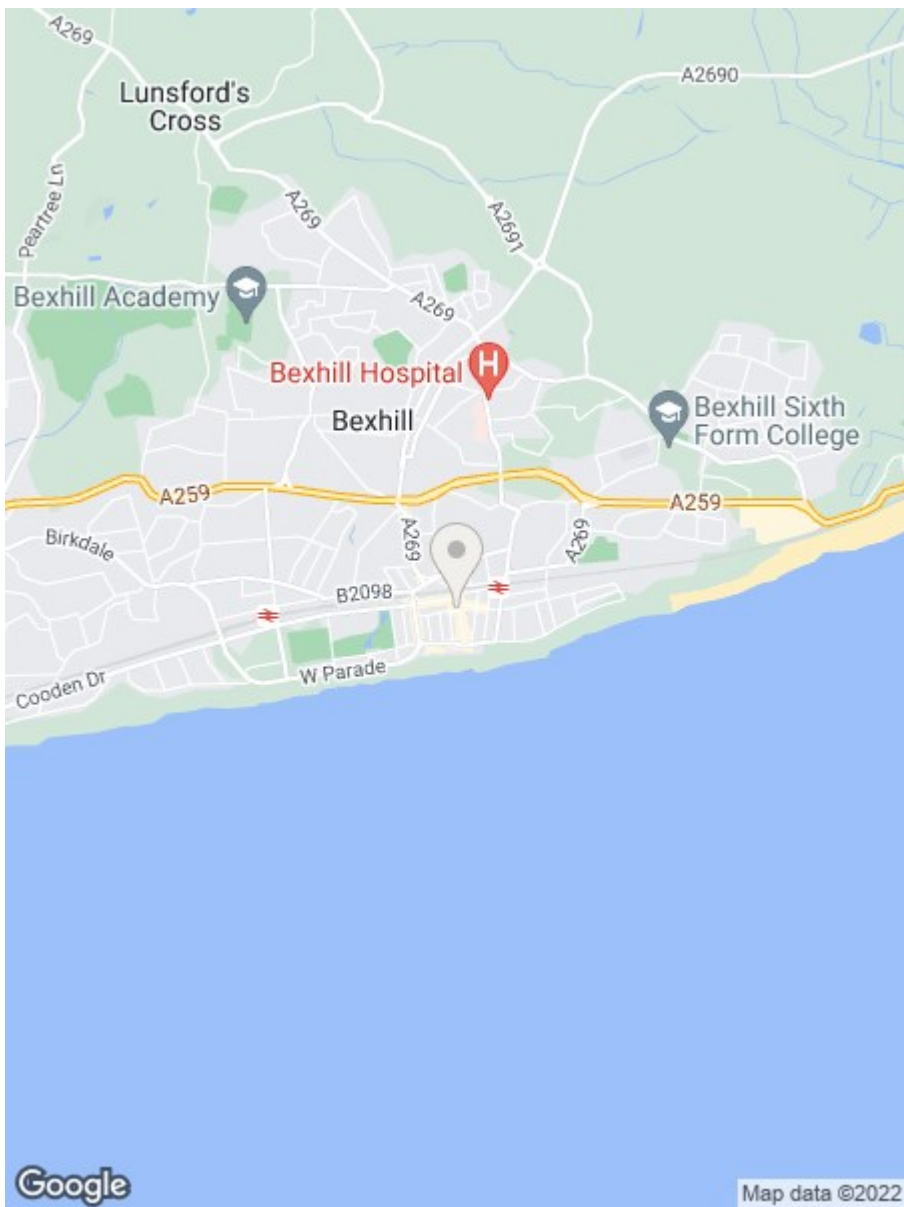
'None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose'





TOTAL APPROX. FLOOR AREA 1059 SQ.FT. (98.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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