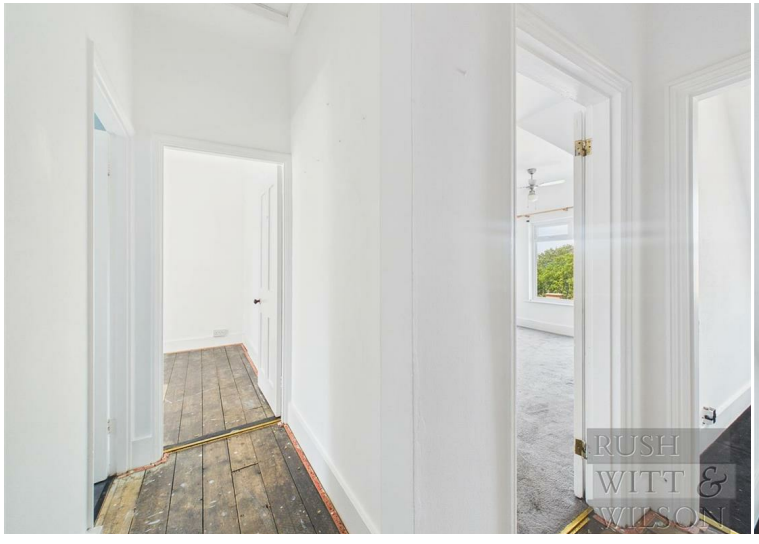
**58B Amherst Road, Bexhill-On-Sea, East Sussex TN40 1QW**
**£169,000 Share of Freehold**

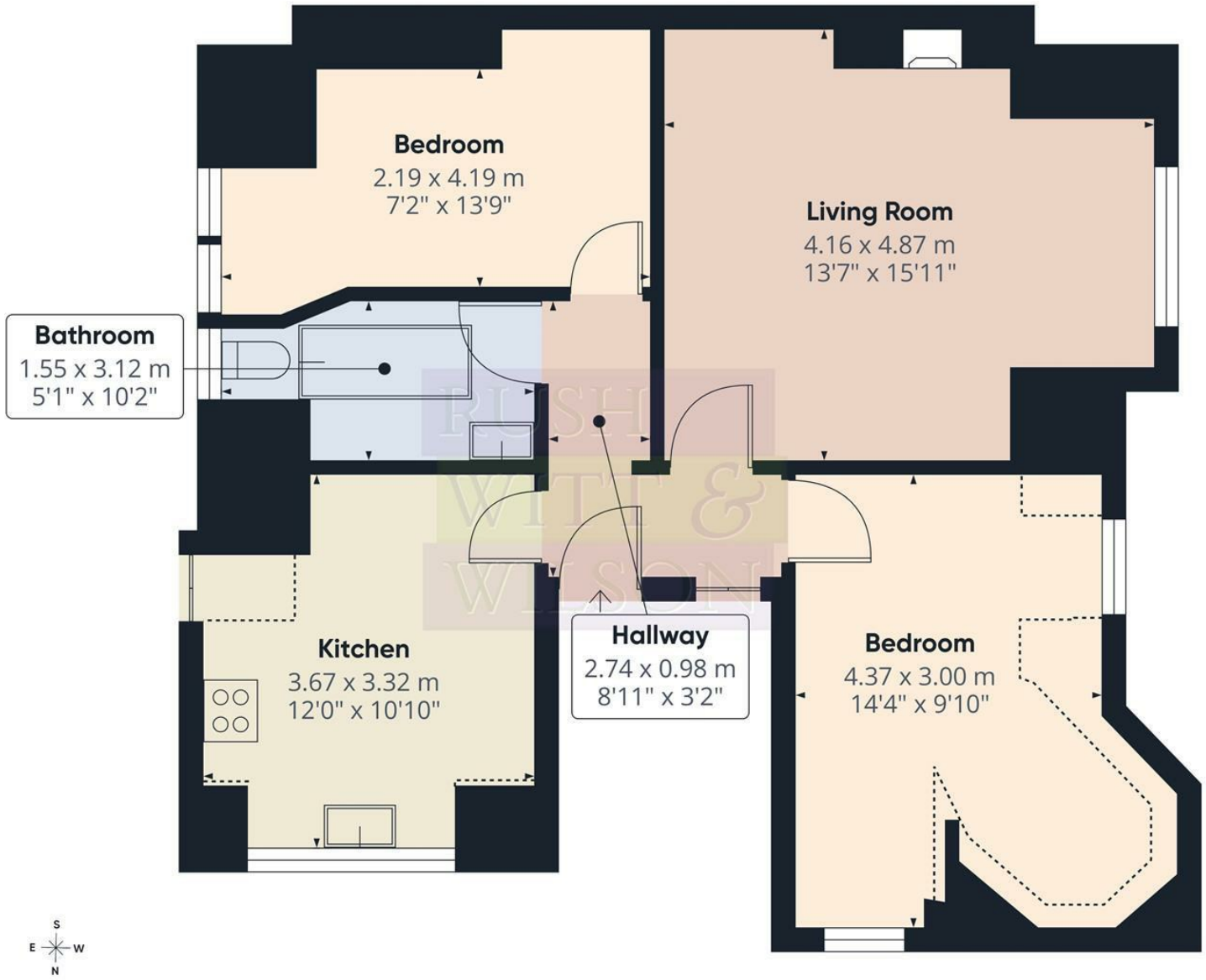
# About the property

A bright and spacious second floor apartment comprising private entrance with stairs leading to the landing, living room, modern fitted kitchen, two double bedrooms and bathroom. Other internal benefits include electric heating system and double glazed windows and doors throughout, share of freehold with new 999 year lease on completion.

The property is situated in this highly convenient location of Bexhill, within walking distance to Bexhill town centre, Bexhill mainline train station to London, Bexhill's seafront and beautiful promenade.

Viewings are highly recommend by the vendors chosen sole agent Rush, Witt & Wilson Bexhill.






RUSH WITT & WILSON

**Approximate total area**(1)

59.6 m²

641 ft²

**Reduced headroom**

3.3 m²

35 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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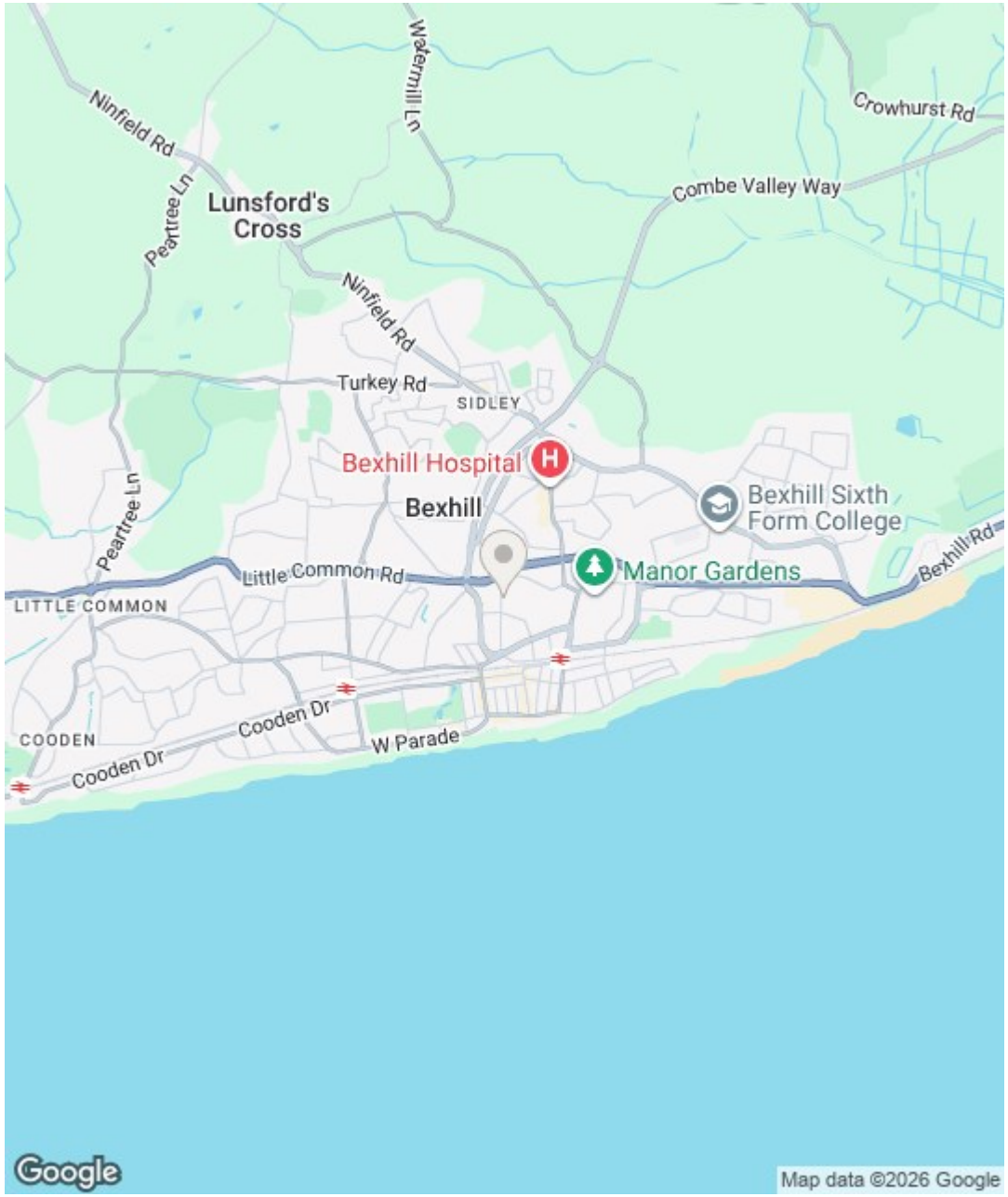


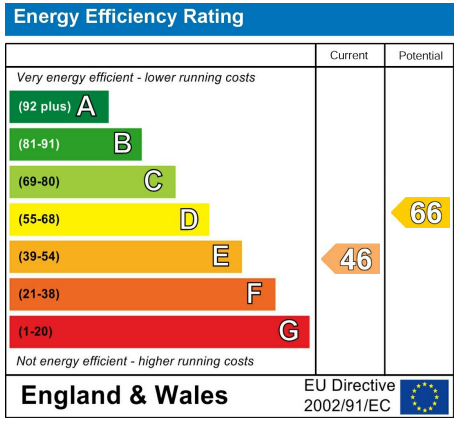


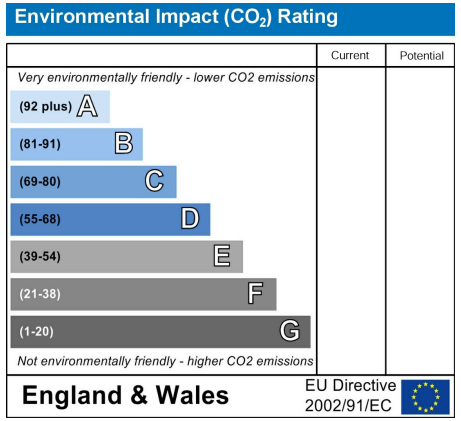


Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

RUSH WITT & WILSON

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