

**RUSH
WITT &
WILSON**



**32c St. James Road, Bexhill-On-Sea, East Sussex TN40 2DF
£165,000**

BUY TO LET INVESTMENT A well presented one bedroom ground floor purpose built flat with communal front and rear gardens, gas central heating system, double glazed windows and doors, private entrance, rental yield is currently £700 per calendar month with tenant in situ. Viewing comes highly recommended by RWW sole agents.



Entrance Hall**Living Room**

14'3 x 12'10 (4.34m x 3.91m)

Kitchen

10'1 x 9'10 (3.07m x 3.00m)

Bedroom One

13'1 x 11'7 (3.99m x 3.53m)

Bathroom**Maintenance Details**

Leasehold, remainder of 999 year lease, 1/4 share of maintenance

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.







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>		
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**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**