

**RUSH
WITT &
WILSON**



**Flat 18 St Peters Mews Church Street, Bexhill-On-Sea, East Sussex TN40 2EU
£189,500**

A well presented, very special three bedroom first floor over 55's retirement flat, situated in the historic Old Town Bexhill with electric night storage heating, double glazed windows, living room/ dining room, spacious modern fitted kitchen, allocated private off road parking space, VACANT POSSESSION, modern re-fitted shower room suite, beautiful communal walled gardens, viewing comes highly recommended by RWW Sole Agents Bexhill. Council Tax Band C.

We have included a fascinating ' Brief History Of Old Town Bexhill' within our property particulars, please read.



Old Town Bexhill Brief History

Brief History of the Old Town Bexhill-

Until the development of the coastal resort of Bexhill-on-Sea in the late 19th Century, the 'Old Town' was the main settlement. At its heart was the Manor of Bexhill, owned successively by the Church, Robert D'Eu of France, the Church (again) and the Sackville family. The settlement and the surrounding land also formed the Hundred of Bexhill and has a long and rich history, dating back to Saxon times.

When King Offa of Mercia conquered the South Saxons he granted eight hides of land (nearly 500 acres) at Bixlea to Oswald, Bishop of Selsey, to build and endow a church. This church would be the foundation of the parish of St Peters. Although the church would be extensively remodelled over time, some early stonework from this time survive buried in the current walls. The charter which was signed on August 15th 772 AD became the first recorded date in the history of the town, and would pave the way for the Hundred of Bexlei (a division of the shire used military and judicial purposes). After Oswald's death, Bixlea reverted to ownership of the See of Selsey, and remained so until the Norman Conquest in 1066.

Communal Entrance Hall

With stairs to the first floor.

Private Entrance Hallway

Night storage heater, access to roof space, storage cupboard.

Living Room

13'0" x 11'11" (3.97 x 3.64)

Window overlooks the rear southerly elevation, brick fireplace, night storage heater.

Kitchen

9'4" x 8'9" (2.85 x 2.67)

Window to the side elevation, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, integrated oven and grill with electric hob, extractor canopy and light, space for fridge/freezer, tiled splashbacks.

Bedroom One

11'9" x 9'4" (3.60 x 2.86)

Window overlooks the front elevation onto the beautiful communal gardens, night storage heater, built in wardrobe cupboards.

Bedroom Two

9'5" x 7'1" (2.89 x 2.18)

Window to the rear elevation with southerly aspect, night storage heater.

Bedroom Three

9'1" x 7'4" (2.78 x 2.26)

Window to the front elevation, night storage heater.

Bathroom

Modern re-fitted suite comprising walk in shower with glass shower screen, obscured glass window, chrome controls and chrome showerhead, wc with low level flush, wash hand basin with vanity unit, tiled splashbacks, chrome heated towel rail, to the rear elevation.

Outside

Communal Gardens

Cottage style communal gardens, with well maintained flower and shrub beds, bricked paved pathways.

Allocated Parking

To be found at the front of the property.

Lease and Maintenance

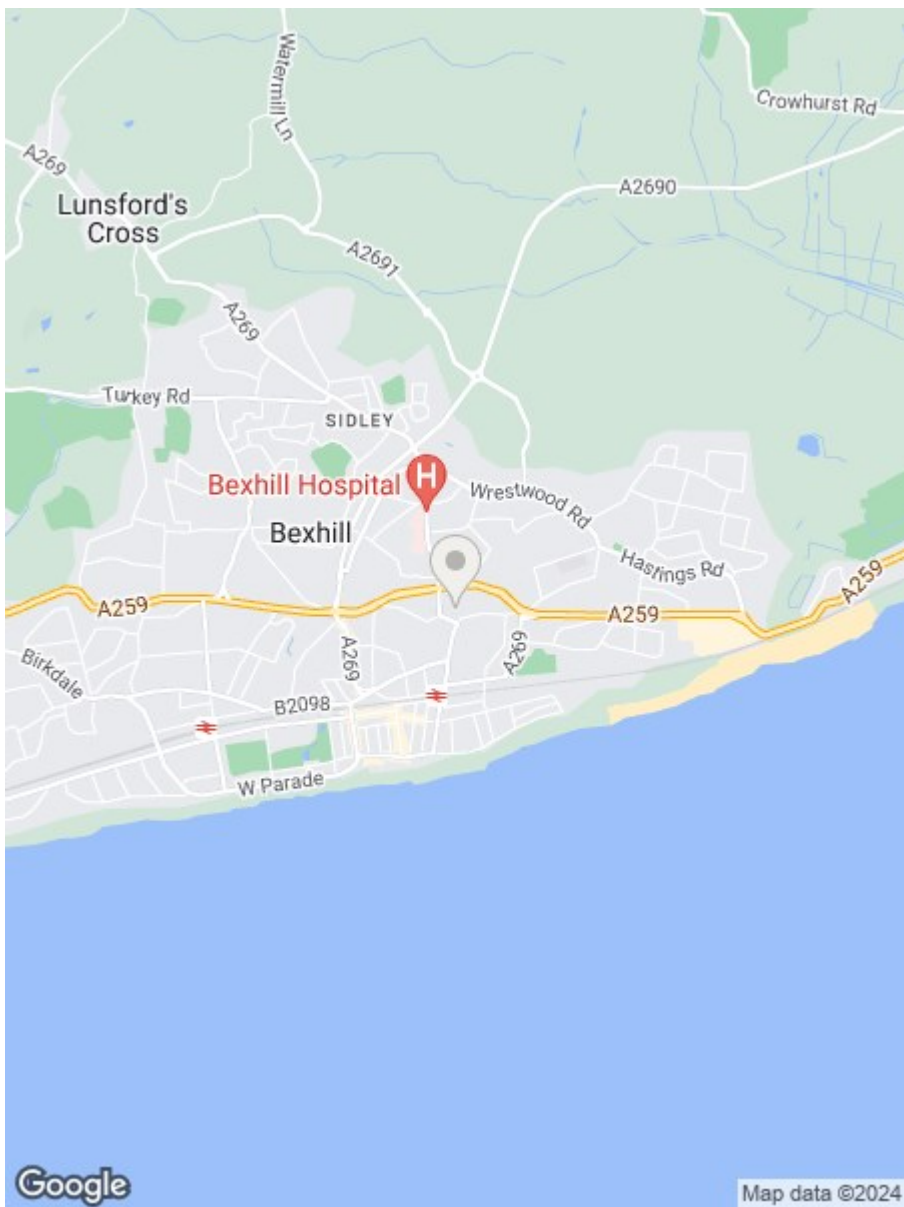
89 years remaining on lease, approx. £1800 PA service charge, £50 PA ground rent.

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	70	71
(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		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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