

**RUSH  
WITT &  
WILSON**



**17 Howard House Birkdale, Bexhill-On-Sea, East Sussex TN39 3TU**  
**£279,000**

**A recently renovated two bedroom, first floor apartment, situated in the highly sought after location of Birkdale Bexhill. Offering bright and spacious accommodation throughout comprises large living/dining room with large sun balcony, two double bedrooms, modern fitted kitchen, modern fitted bathroom and separate wc. Other internal benefits include gas central heating system and double glazed windows and doors. Externally the property boasts stunning communal gardens, parking and garage en-bloc. Viewing comes highly recommended by RWW Bexhill. Council Tax Band C.**



**Communal Entrance Hall**

With stairs and lift to first floor.

**Private Entrance Hall**

With entrance door, radiator, airing cupboard with radiator and slatted shelving.

**Living/Dining Room**

30'9" x 13'11" (9.39 x 4.25)

Duel aspect with windows to the front and rea elevation, two double radiators, glass panelled door giving access onto the sun balcony, feature fireplace with tiled surround.

**Sun Balcony**

Extensive in size, overlooking the communal gardens.

**Kitchen**

12'9" x 8'6" (3.90 x 2.60)

Modern fitted kitchen with a range of matching wall and base units, sink with drainer and mixer tap, four ring induction hob with extractor fan above, integrated electric oven, space for freestanding fridge/freezer, space and plumbing for washing machine, tiled splashbacks, double glazed windows to the rear elevation. Gas central heating and domestic hot water boiler.

**Bedroom One**

15'6" x 12'0" (4.73 x 3.67)

Double glazed windows to the front elevation, double radiator, built in wardrobe cupboards with sliding doors and hanging space and shelving.

**Bedroom Two**

12'7" x 10'11" (3.85 x 3.35)

Double glazed windows to the rear elevation, double radiator, built-in wardrobe cupboards with sliding doors, hanging space and shelving.

**Bath Room**

Modern suite comprising panelled bath with chrome controls and chrome hand/shower attachment, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, tiled splashbacks, vanity unit with wash hand basin and mixer tap, radiator, obscured glass panelled window to the side elevation.

**Separate WC**

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, obscured glass panelled window to the side elevation.

**Communal Gardens**

Mainly laid to lawn with various plants, shrubs and trees.

**Garage**

With up and over door, power and light. Garage Number 26.

**Lease and Maintenance**

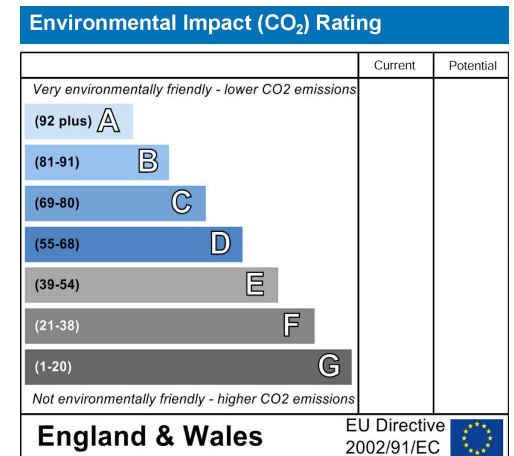
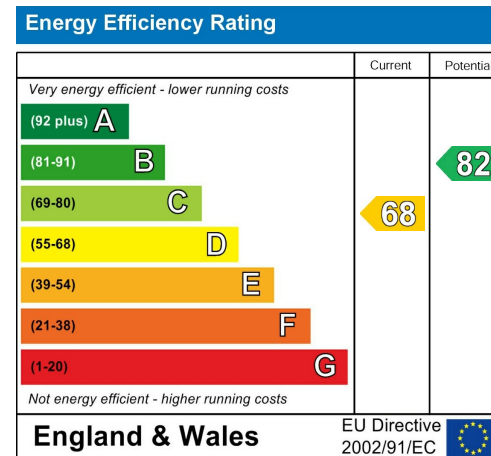
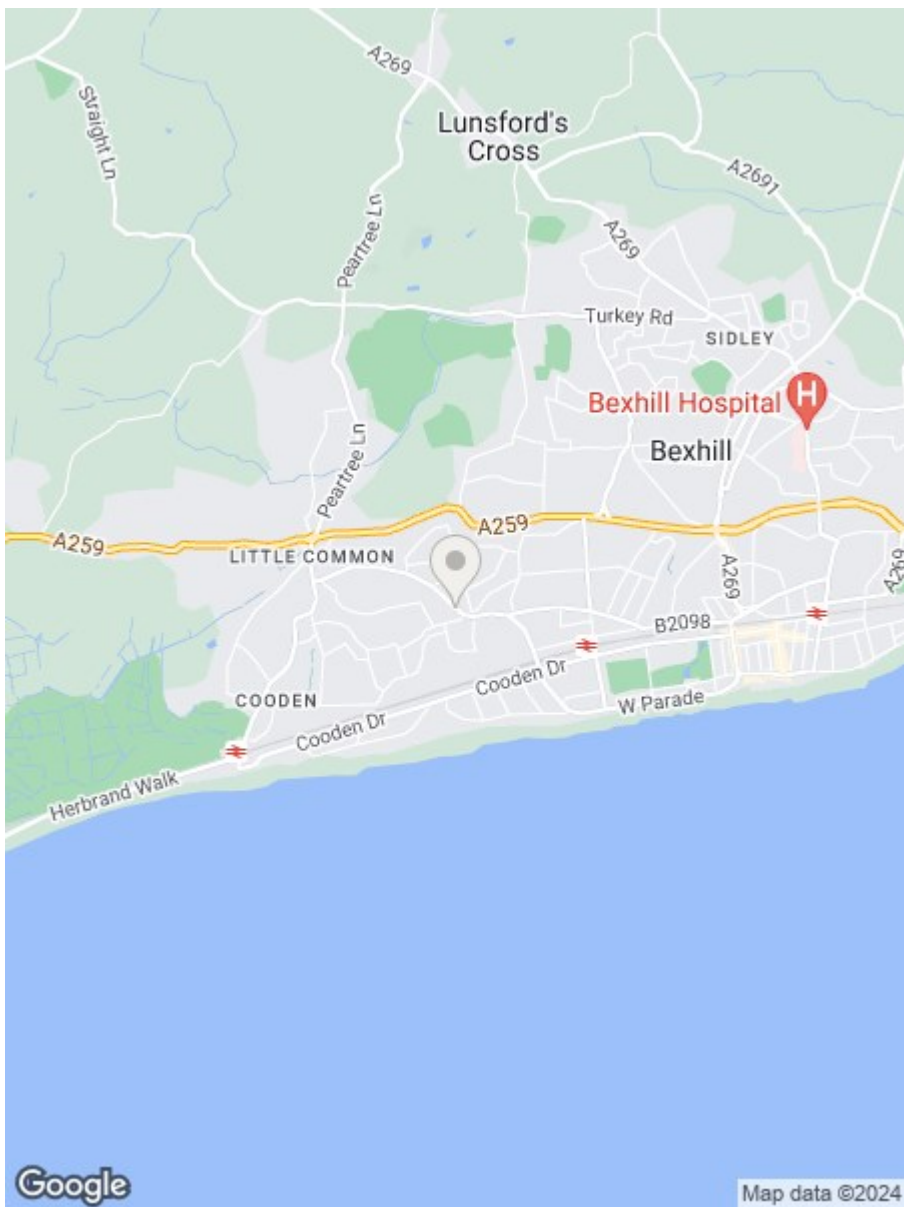
Share of freehold, remainder of 999 year lease, maintenance charge approximately £1200 per/annum

**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.







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