

**RUSH  
WITT &  
WILSON**



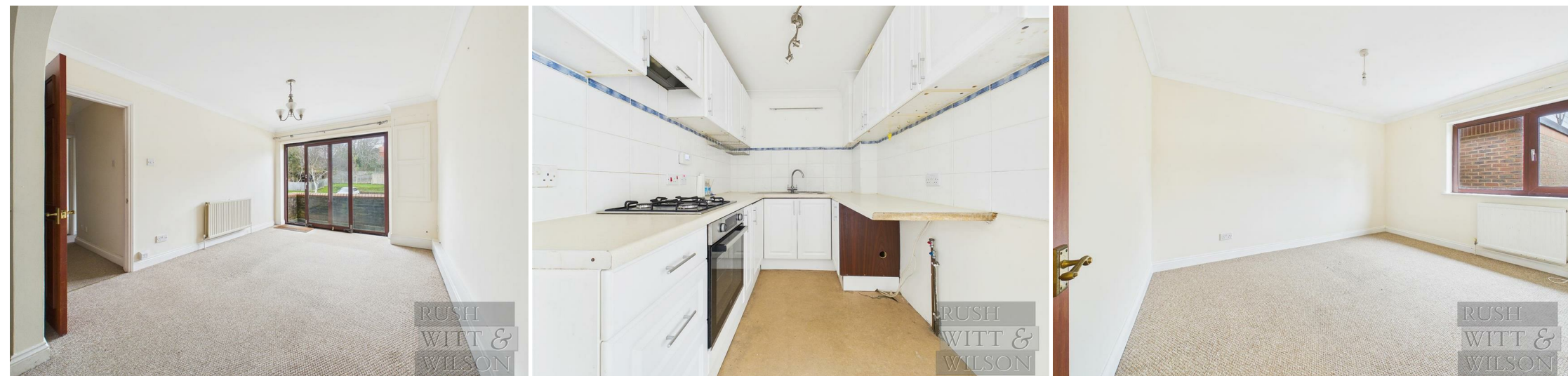
**133-135 De La Warr Road, Bexhill on Sea, East Sussex TN40 2JJ  
Offers In Excess Of £150,000 - Leasehold**

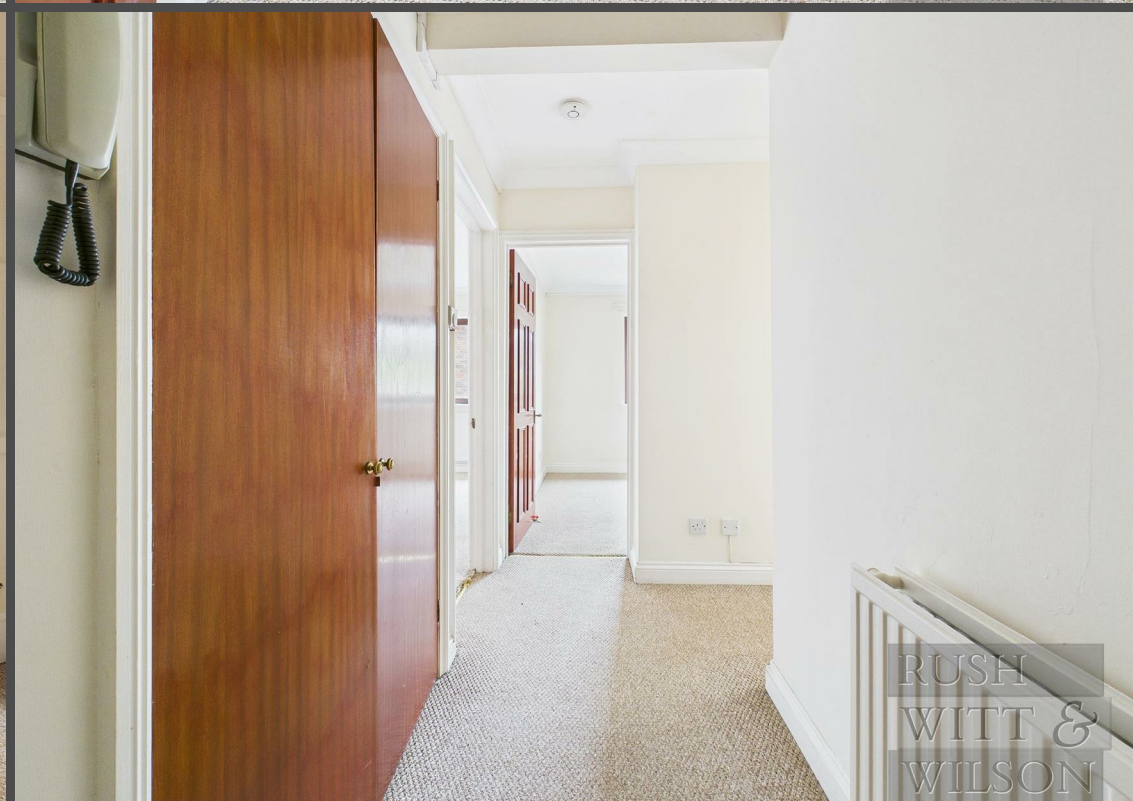
## About this property

An opportunity to acquire this two bedroom, first floor apartment, comprising two double bedrooms, entrance hallway, bathroom, large living room with sliding doors leading to sun balcony, access to sun balcony & fitted kitchen. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout and an allocated parking space.

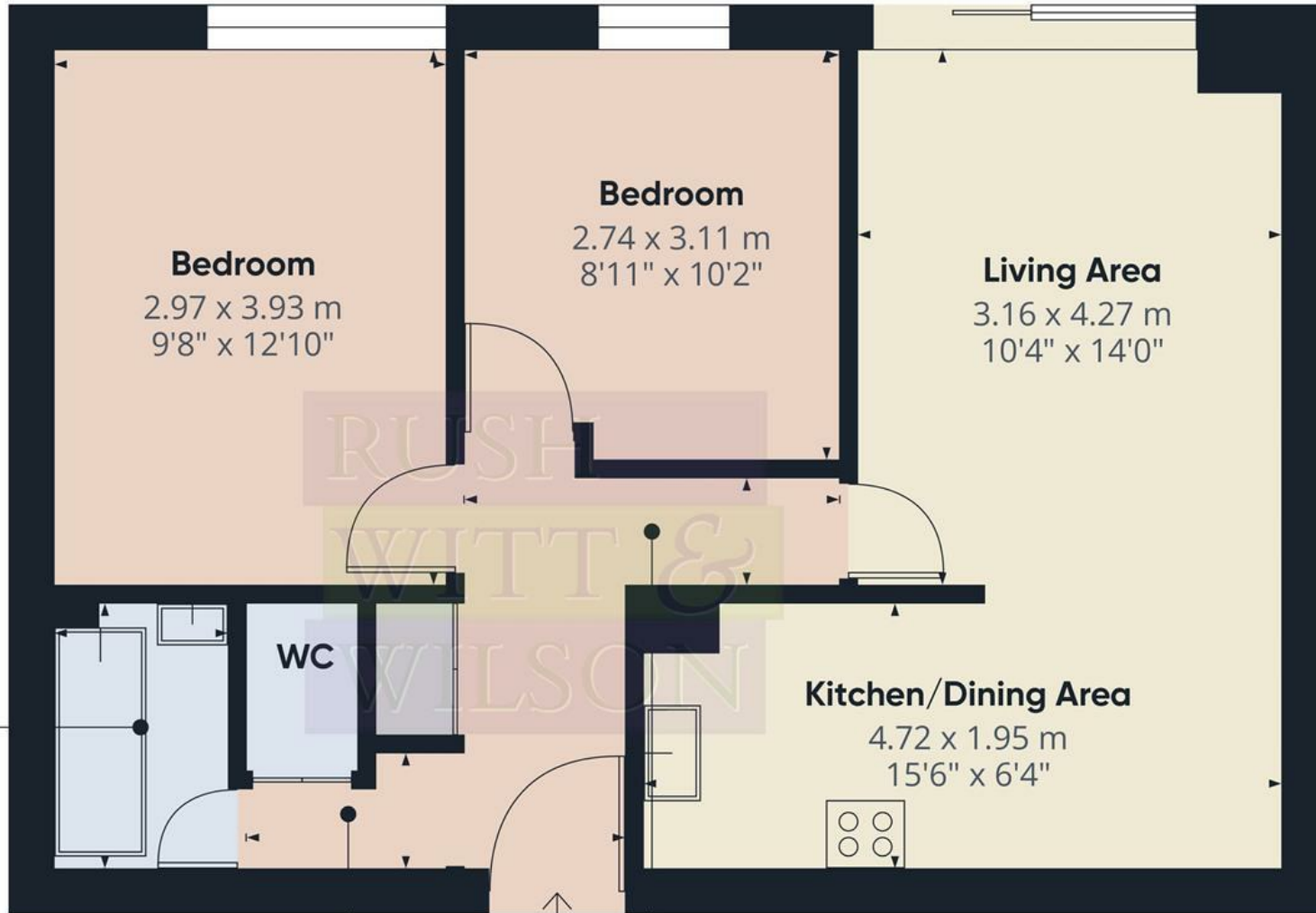
The property comes situated in this highly convenient location, within walking distance to Bexhill's 'Ravenside' retail centre, which offers a wide range of amenities. Additionally, the property comes only approx. 1.0 mile from Bexhill Town Centre, Bexhill Train Station & Bexhill Seafront. The property also benefits from easily accessible public transport, providing extra convenience.

Viewing comes highly recommended by Rush, Witt & Wilson Bexhill.









**Bathroom**  
1.36 x 2.14 m  
4'5" x 7'0"

**Hallway**  
2.77 x 0.93 m  
9'0" x 3'0"

**Entrance Hall**  
2.77 x 0.88 m  
9'1" x 2'10"

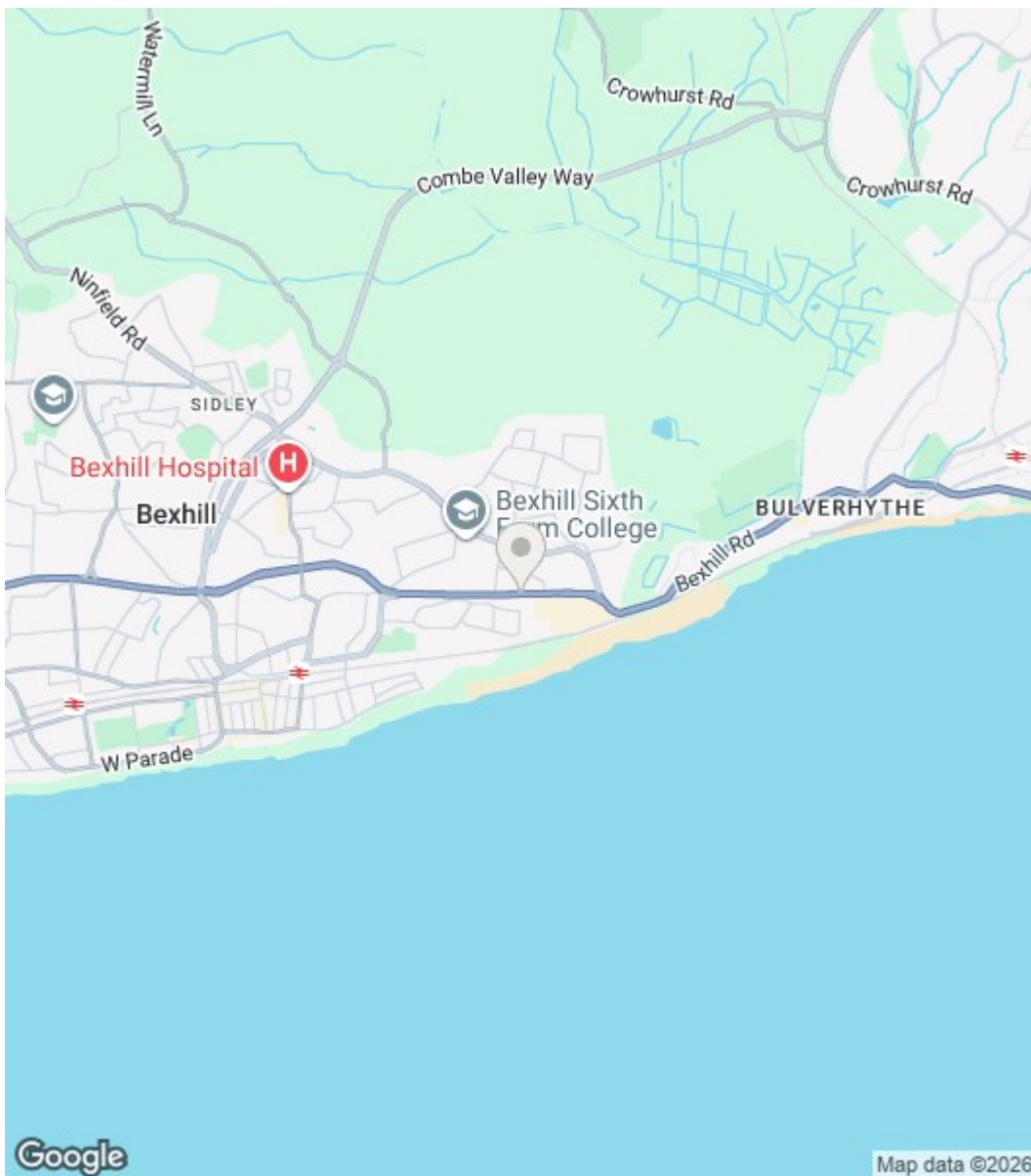
**Approximate total area<sup>(1)</sup>**  
53.7 m<sup>2</sup>  
578 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

Council Tax Band - B

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.

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