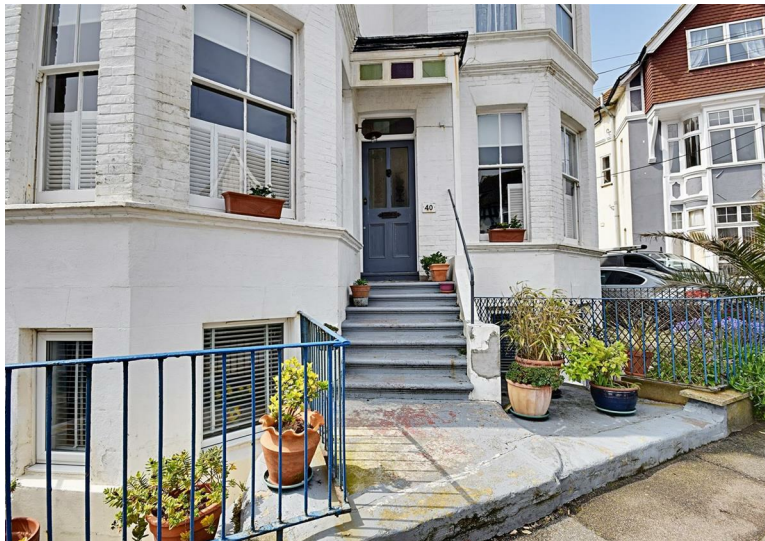


**RUSH
WITT &
WILSON**



**40 Eversley Road, Bexhill-On-Sea, East Sussex TN40 1HE
Offers In Excess Of £185,000**

Rush Witt & Wilson are delighted to welcome to the market this immaculately presented one bedroom hall floor flat ideally located in the heart of Bexhill Town Centre. Offering bright and spacious accommodation throughout, the property comprises private entrance, bay fronted lounge, bay fronted bedroom, modern fitted kitchen and modern fitted shower room. The property can be used as a holiday let business. Ideally situated in this convenient location with walking distance to seafront, main line rail station and shops.



Private Entrance

Glass panelled door leading to entrance porch.

Entrance Porch

Radiator, hanging space and internal glass panelled door leading to hallway.

Hallway

Overhead storage cupboard and doors with access to all rooms.

Lounge

14'2" x 10'11" (4.32m x 3.33m)

Front aspect bay window with original sash windows and views towards the sea, radiator.

Kitchen/Breakfast Room

11'6" x 9'2" (3.52m x 2.81m)

Rear aspect velux window, radiator. Fitted kitchen with a range of matching wall and base level units with solid composite worktop surface, inset bowl and a half sink and drainer with mixer tap. Integrated electric oven, worktop mounted induction hob with fitted stainless steel extractor hood above, dishwasher, washing machine and fridge, cupboard housing the gas central heating combination boiler, part tiled walls, recessed ceiling spotlights, plumbing for washing machine.

Bedroom

15'10" x 11'8" (4.85m x 3.58m)

Front aspect bay window with original sash windows, beautiful views towards the sea, radiator, two small fitted storage cupboards.

Shower Room

Two rear aspect velux windows, wall mounted heated chrome towel rail. Modern white bathroom suite comprising vanity unit with wash hand basin and mixer tap, low level w.c. and walk-in shower cubicle with wall mounted electric power shower and shower attachment, part tiled walls, extractor fan, recessed ceiling spotlight.

Lease Details

Share of freehold, 993 years remaining on the lease.

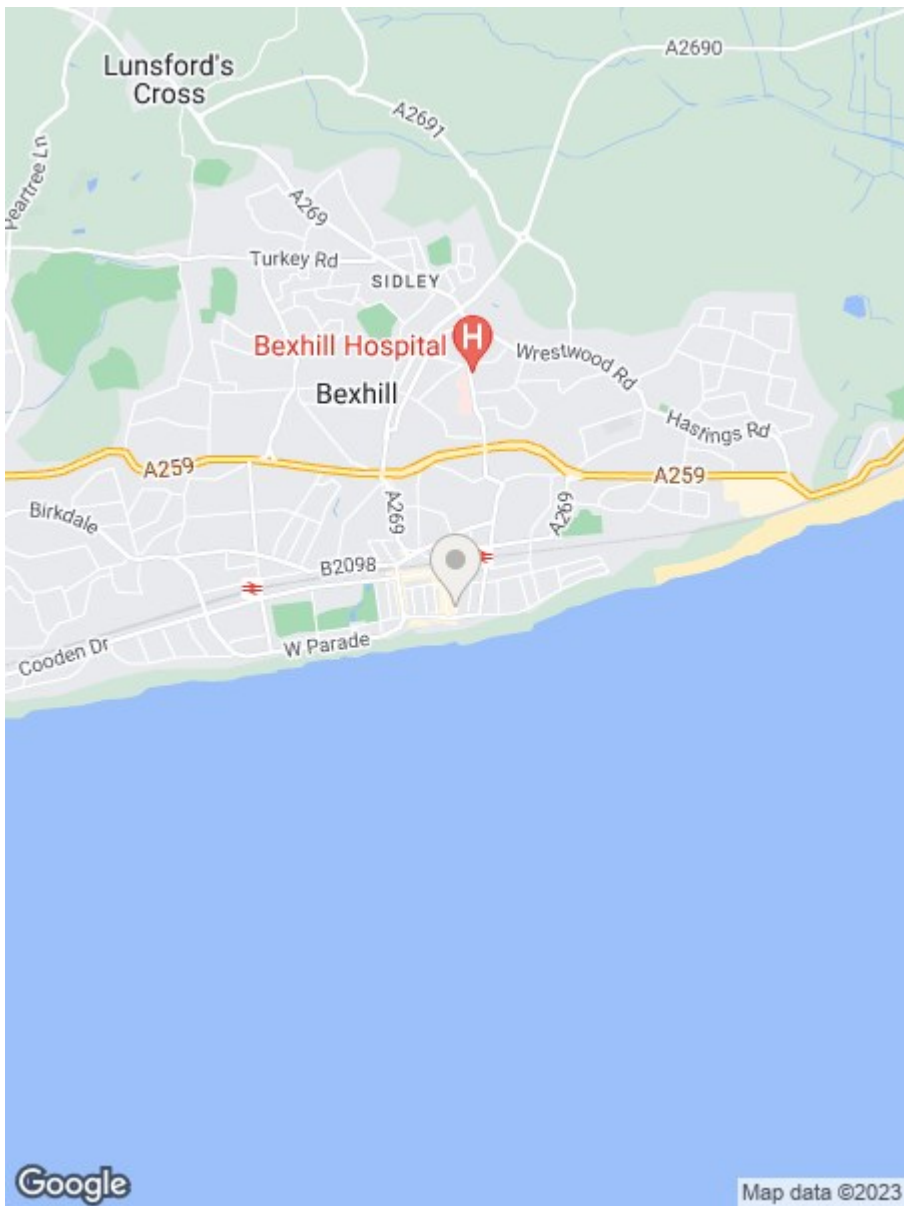
Agents Note

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>		
England & Wales	EU Directive 2002/91/EC	



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