

**RUSH
WITT &
WILSON**



23 Jasmine Way, Bexhill-On-Sea, East Sussex TN39 3GJ
£279,000

A very special, one bedroom, purpose built flat, presented to an exceptional standard by the current vendor, situated in an exclusive gated development, stunning kitchen with granite worktops, beautiful bathroom, living room with sun balcony, gas central heating system, double glazed windows and doors, off road parking. Viewing comes highly recommended by RWW sole agents. Council Tax Band C.



Communal Entrance Hallway

With stairs and lift to first floor.

Private Entrance Hall

Entrance door, single radiator, entry phone system, built in storage cupboard, boiler/ airing cupboard.

Lounge/Dining Room

20'11" x 12'4" (6.39 x 3.76)

Window to the front elevation, French doors lead out to sun balcony, two double radiators.

Kitchen/Breakfast Room

12'9" x 10'4" (3.91 x 3.16)

Window to the front elevation, stunning kitchen comprising a range of matching wall and base level units with granite worktops and splashbacks, integrated dishwasher, single sink with mixer tap, breakfast bar area, induction hob with extractor canopy and light, built in AEG oven and grill, built-in microwave oven above, built in fridge and freezer, integrated washing machine, tiled floor, double radiator.

Bedroom

12'3" x 11'4" (3.75 x 3.46)

Window to the side elevation, double radiator.

Walk in Dressing Room

With single radiator, wardrobe cupboards.

Bathroom

Modern suite comprising wc with low level flush, pedestal mounted wash hand basin, chrome heated towel rail, tiled walls and floor, panelled bath with shower screen and hand/shower attachment, electric shaver point with mirror.

Outside

Communal Gardens

Well kept communal gardens, mainly laid to lawn with shrubbery, plants and trees of various kinds.

Allocated Parking

Lease and Maintenance

Approximately 103 years remaining on the lease.
Maintenance ground rent £180 pa, service charge £1200 pa

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.

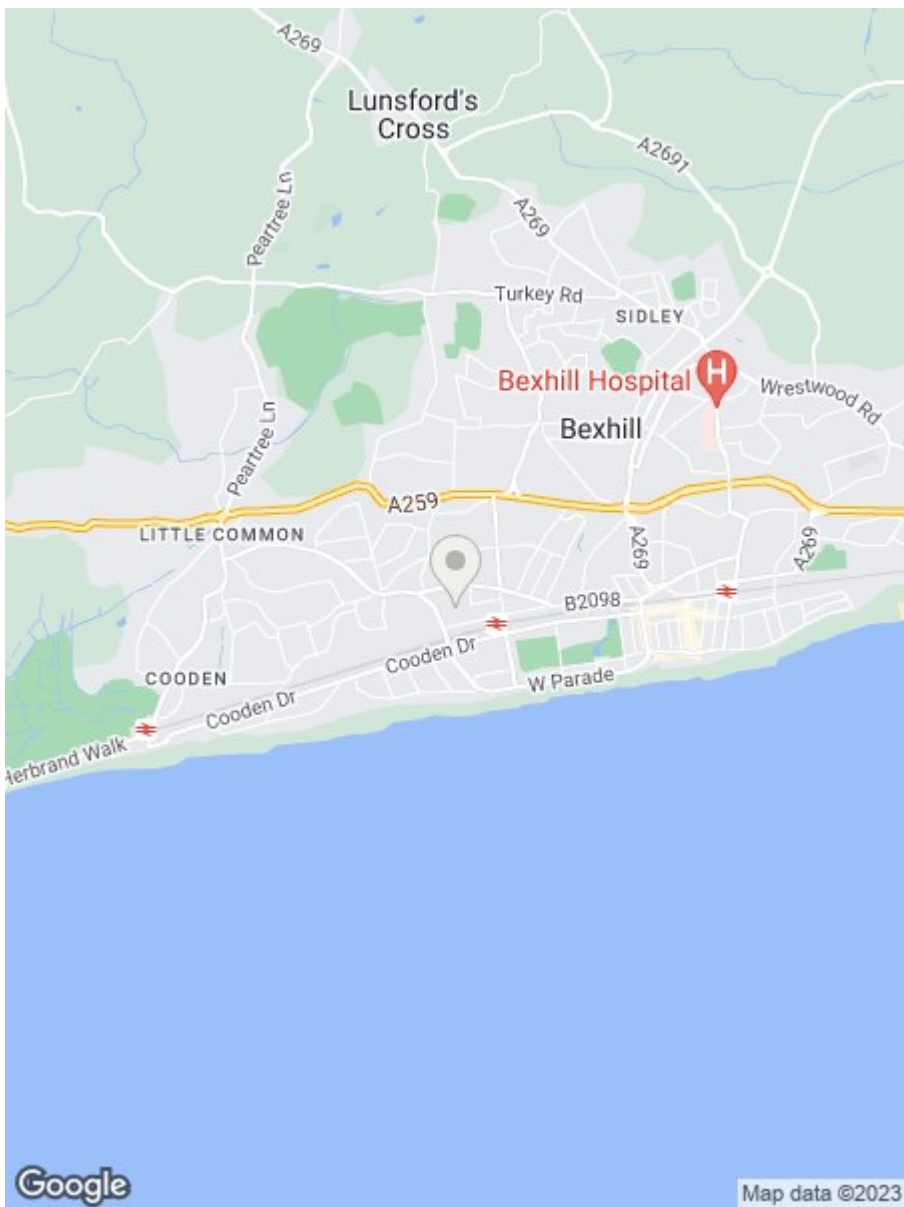


GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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

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