

RUSH  
WITT &  
WILSON



**19a Sackville Road, Bexhill-On-Sea, East Sussex TN39 3JD**  
**£229,950 Leasehold**

**\*\*CHAIN FREE\*\*** beautifully presented three/four bedroom maisonette, situated in the heart of Bexhill Town centre, with a stone throw away from Bexhill beach and a short walk to Bexhill mainline train station. Offering bright and spacious accommodation throughout the property comprises living room, separate dining room, fitted kitchen, three double bedrooms, modern shower room and separate wc. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Viewing comes highly recommended by RWW sole agents.



## **Communal Entrance Hall**

With stair leading to the second floor.

## **Entrance Hallway**

With entrance door, radiator, storage cupboard with fitted shelving, steps leading to first floor landing.

## **Kitchen**

11'1 x 10'7 (3.38m x 3.23m)

Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, one and half bowl sink with drainer and mixer tap, integrated under counter fridge and freezer, space and plumbing for washing machine, space for freestanding cooker and extractor canopy above, tiled splashbacks, double glazed windows overlooking the rear elevation, radiator, recessed ceiling spotlights, island.

## **Shower Room**

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, large walk in shower cubicle with wall mounted shower controls, and shower attachment and rain effect showerhead, heated towel rail, obscured double glazed windows to the side elevation, recessed ceiling spotlights.

## **First Floor**

### **Landing**

Stairs leading to the second floor.

### **Living Room**

17'2 x 11'8 (5.23m x 3.56m)

Double glazed windows to the front elevation, feature fireplace with tiled surround and mantel, double radiator.

### **Dining Room**

12'9 x 6'6 (3.89m x 1.98m)

Double glazed windows to the front elevation, radiator.

### **Bedroom Three**

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

Double glazed windows to the rear elevation, double radiator, feature fireplace, built in wardrobe cupboards with shelving and additional storage above.

## **Second Floor**

### **Landing**

Velux window to the rear elevation, access to loft space via hatch.

### **Cloakroom/WC**

Suite comprising wc with low level flush, wash hand basin with mixer tap.

### **Bedroom One**

19'7 x 15'2 (5.97m x 4.62m)

Double glazed windows to the front elevation, feature fireplace.

### **Bedroom Two**

14'0 x 13'7 (4.27m x 4.14m)

Double glazed windows to the rear elevation, radiator.

### **Tenure**

### **Lease and Maintenance**

Leasehold with 164 years remaining, we have been advised that the maintenance is on as when and required basis.

### **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.

### **Council Tax Band – A**

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

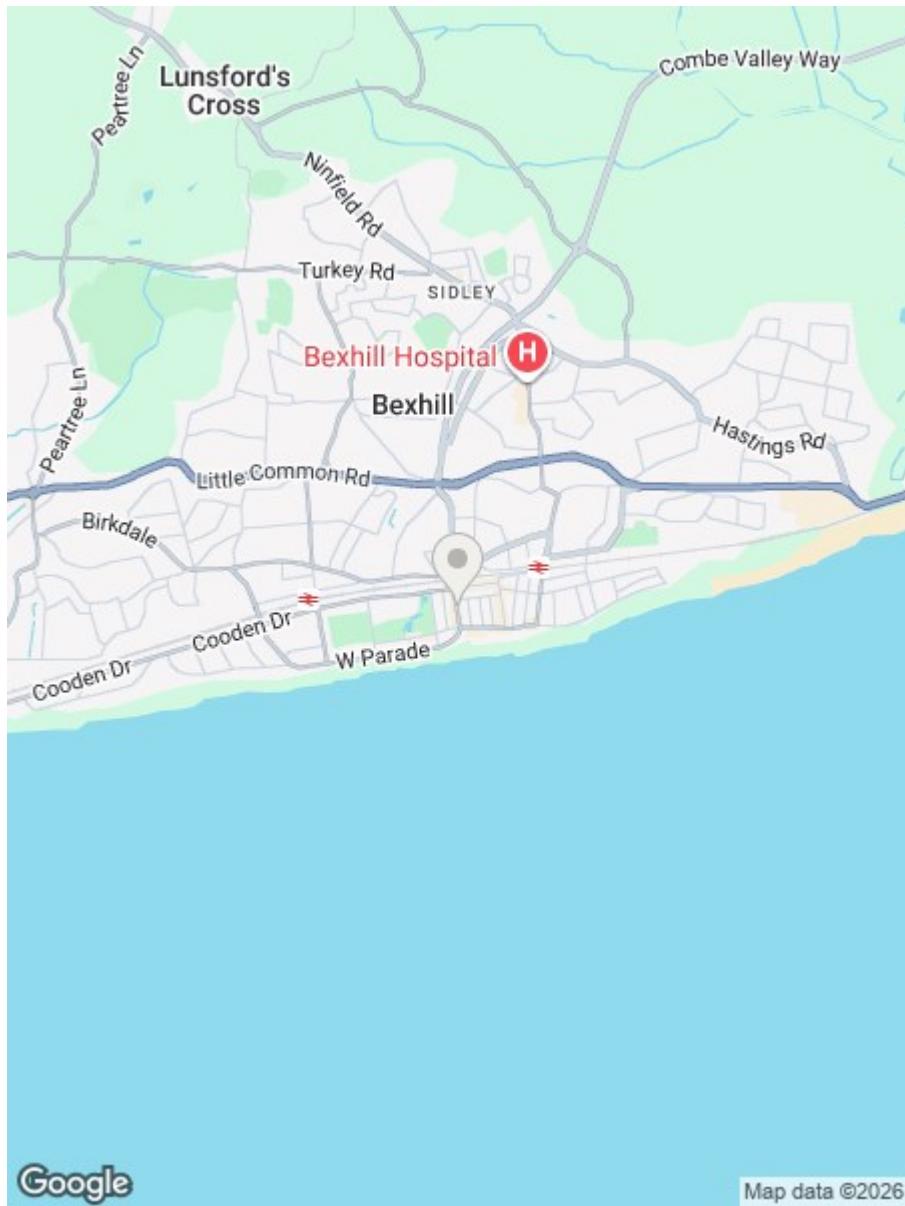




TOTAL FLOOR AREA : 1163 sq.ft. (108.0 sq.m.) approx.

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