

**RUSH  
WITT &  
WILSON**



**50b Sackville Road, Bexhill-On-Sea, East Sussex TN39 3JE**  
**£299,950**

**An opportunity to acquire this deceptively spacious and exceptionally well presented four bedroom split level apartment ideally located in the heart of Bexhill town centre. The property is currently used as a successful holiday let but is also set up and ready to use as a potential HMO in which the vendor is happy to renew the licence if needed. Offering bright and spacious accommodation throughout, the property comprises a bay fronted lounge, large modern fitted kitchen/breakfast room, four double bedrooms and two modern fitted shower rooms. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Conveniently situated within direct and easy access to Bexhill town centre with its wide range of shops, restaurants and cafes, Bexhill seafront and mainline rail station with direct links to London, Gatwick Airport, Brighton and Ashford international. Offered with NO ONWARD CHAIN, viewing comes highly recommended by RWW Bexhill to appreciate this stunning property in this highly convenient location. Council Tax Band A.**



**Communal Entrance**

Communal entrance door with entry-phone system leading to the communal hallways, flat is located on the second floor.

**Private entrance Hall**

Internal front door leading to the hallway, split level hall way with one radiator, modern electric consumer unit, entry-phone, stairs leading to third floor.

**Lounge**

16'8" x 11'11" (5.09 x 3.65)

Double glazed bay window to the front elevation with views towards the sea, radiator.

**Kitchen/Breakfast Room**

13'9" x 12'2" (4.21 x 3.71)

Double glazed window to the rear elevation, modern fitted kitchen with a range of matching wall and base level units with solid wood worktop surfaces, stainless steel single sink with drainer and mixer tap, plumbing space for washing, additional under counter space for tumble dryer, integrated electric oven, worktop mounted induction hob with fitted stainless steel extractor hood above, large breakfast bar, space for freestanding fridge/freezer, cupboard housing the gas central heating combination boiler, part tiled walls.

**Bedroom Two**

15'7" x 10'2" (4.75 x 3.12)

Double glazed window to the rear elevation, radiator, large fitted storage cupboard with fitted shelving, access to loft space.

**Bedroom Four**

13'5" x 6'8" (4.11 x 2.04)

Double glazed window to the front elevation, radiator.

**Shower Room**

Obscured double glazed window to the side elevation, heated chrome towel rail, white suite comprising pedestal mounted wash hand basin with mixer tap and tiled splashback, low level wc, walk in corner shower cubicle with wall mounted electric power shower and shower attachment, part tiled walls, extractor fan, bathroom light with shaver point.

**Third Floor Landing**

Double glazed Velux window to the rear elevation, access to loft space.

**Bedroom One**

13'9" x 12'5" (4.20 x 3.80)

Double glazed window to the front elevation, radiator.

**Bedroom Three**

11'11" x 11'3" (3.64 x 3.43)

Double glazed window to the rear elevation, radiator.

**Shower Room**

Double glazed Velux window to the front elevation, radiator, vanity unit with wash hand basin and mixer tap and storage cupboard beneath, tiled splashback, low level wc, walk in shower cubicle with wall mounted shower controls, shower attachment and rain effect showerhead, part tiled walls, extractor fan.

**Lease And Maintenance**

We have been advised by the vendor that the Lease is 999 from 1960. The maintenance charge is a 1/3 split as and when needed.

**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  
730 sq.ft. (67.8 sq.m.) approx.

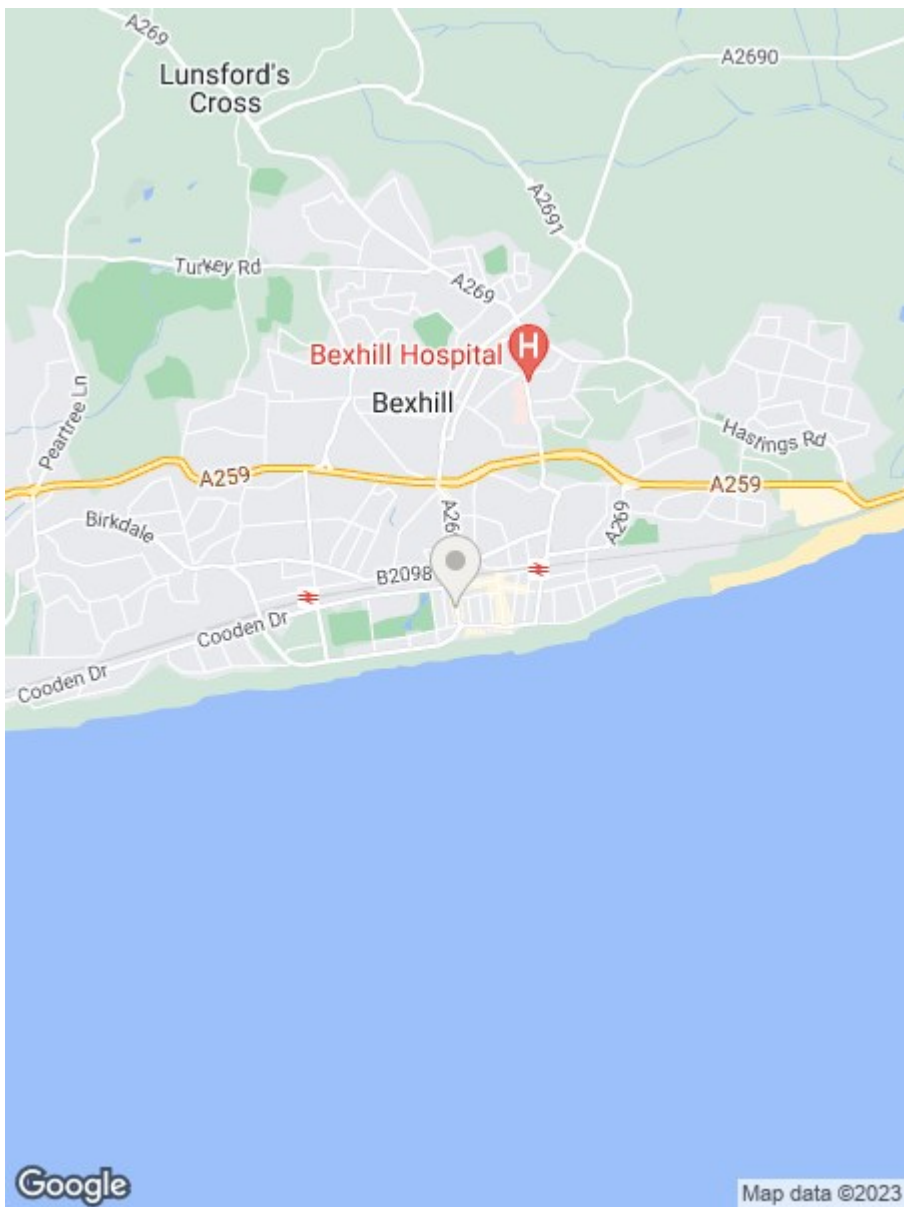


1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.4 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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