

**RUSH  
WITT &  
WILSON**



**Ground Floor Flat, 44 Wickham Avenue, Bexhill-On-Sea, East Sussex TN39 3ER  
£262,500**

**A stunning two double bedroom ground floor flat, presented to an exceptional standard by the current vendors, gas central heating system, double glazed window and doors, plantation blinds, kitchen/breakfast room with appliances, private entrance, private rear garden, entrance lobby, recently installed wet room, utility room, situated close to town, with an excellent range of shopping facilities and services and mainline rail station into London, NO ONWARD CHAIN! Pets and holiday letting are allowed, Viewing comes highly recommended by RWW Bexhill, sole agent.**



**Entrance Lobby**

With entrance door, electric meter cupboard.

**Entrance Hallway**

Double radiator.

**Living Room**

18' x 13'10 (5.49m x 4.22m)

Bay window to the front southerly elevation with plantation blinds, double radiator, beautiful cast iron fireplace, plinth and hardwood surround.

**Kitchen/Breakfast Room**

12'9 x 11'9 (3.89m x 3.58m)

French doors to rear garden, double radiator, modern fitted kitchen comprising a range of base and wall units with laminate wood block effect worktops, one and half bowl single drainer sink unit with mixer tap, fridge/ freezer, dishwasher, integrated oven and grill with gas hob, extractor canopy and light, tiled splashbacks.

**Utility Room**

10'2 x 4'8 (3.10m x 1.42m)

Window to the rear elevation, door to rear, base units with laminate wood block effect worktops, single drainer sink unit with mixer tap, washing machine, tumble dryer, double radiator, wall mounted combination boiler.

**Bedroom One**

14'5 x 16'5 (4.39m x 5.00m)

Double radiator, Plantation blinds, door leading out onto patio, beautiful cast iron fireplace with hardwood surround, built in wardrobe cupboard.

**Bedroom Two**

14'3 x 10'5 (4.34m x 3.18m)

Bay window to the front southerly elevation with plantation blinds, double radiator.

**Wet Room**

Recently installed with walk in shower area with chrome controls, chrome showerhead, screen and seat, window to side elevation, pedestal mounted wash hand basin, tiled splashback, wc with low level flush, heated chrome towel rail.

**Outside****Rear Garden**

Private rear garden, designed with low maintenance in mind with a beautiful patio area for alfresco dining, with mature shrubbery, plants and trees of various kinds offering privacy and seclusion, gate to side for rear access, outside water tap, small brick built outhouse/shed suitable for storage.

**Agents Note**

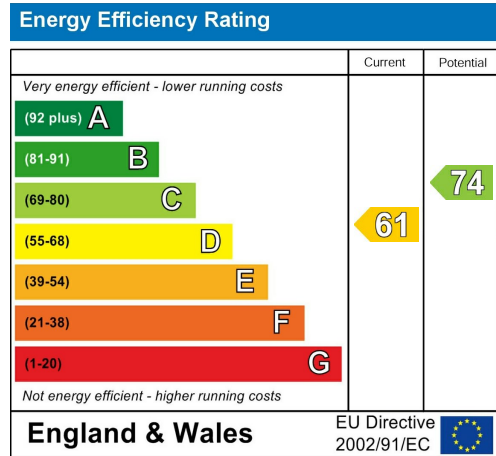
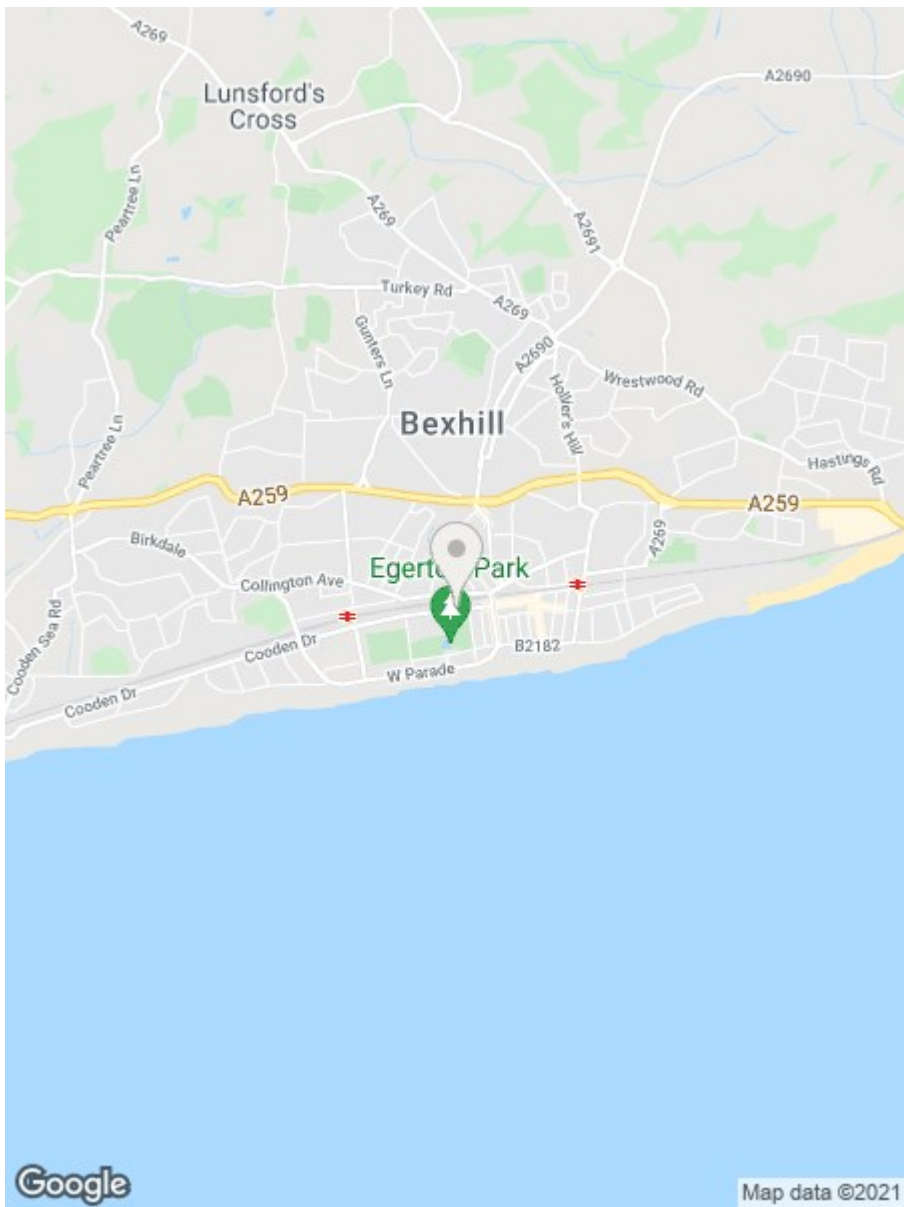
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

**Lease Details**

Lease 118 years remaining, approx. £1070 p.a, includes building insurance, general maintenance and management fee's, water and sewerage, cleaning, alarm servicing and repairs, reserve fund.







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**Residential Estate Agents  
Lettings & Property Management**



**3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**