

**RUSH  
WITT &  
WILSON**



**81a Dorset Road, Bexhill-On-Sea, East Sussex TN40 1SQ  
Guide Price £299,999**

**An exceptional three bedroom first floor converted flat comes with the freehold of the building, presented and refurbished to a very high standard by the current owners, private entrance, gas central heating system, double glazed windows and doors, two stunning refitted bathrooms, beautiful refitted kitchen/breakfast room, oak flooring, viewing comes highly recommended by RWW sole agents. Council Tax Band A.**



**Entrance Hall**

With private entrance door, stairs leading to first floor landing.

**First Floor Hallway**

Single radiator, access to roof space, oak flooring.

**Living Room**

20'9 x 13'4 (6.32m x 4.06m)

Bay window over looks the front elevation, plantation blinds, solid oak flooring, double radiator.

**Kitchen**

11' x 12'7 (3.35m x 3.84m)

Window to rear elevation, single radiator, ceramic floor tiling, bespoke fitted kitchen comprising light grey mat finish base and wall units with solid wood block worktops, one and half bowl single drainer sink unit with mixer tap, gas hob with extractor canopy and light, brushed stainless steel splash backs, integrated oven and grill, integrated dishwasher, additional built in storage cupboard that houses the gas central heating and domestic hot water boiler, space for fridge/freezer, space for table and chairs, integrated washer/dryer.

**Bedroom One**

16'7 x 13'6 (5.05m x 4.11m)

Two windows over look the rear elevation, plantation blinds, double radiator, exposed brick chimney breast.

**Bedroom Two**

14'5 x 12'9 (4.39m x 3.89m)

Window to front elevation, plantation blinds, cast iron roll top radiator, feature exposed brick chimney breast.

**Bedroom Three**

10'9 x 11'5 (3.28m x 3.48m)

Window to side elevation, cast iron fireplace, single radiator.

**Bathroom**

Refitted traditional bathroom suite comprising roll top bath with mixer tap and hand shower attachment, wc with concealed cistern, free standing circular wash hand basin with mixer tap set on wooden top, window to side elevation with plantation blinds, slate floor and wall tiling.

**Wet Room**

Complete with chrome controls and central fixed shower

head, wc with concealed cistern, contemporary wash hand basin with mixer tap, tiled floor and walls, obscured glass window to the side elevation.

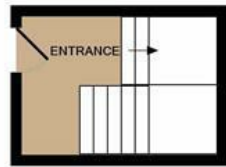
**Lease and Maintenance**

Comes with the freehold of the building, 937 years 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





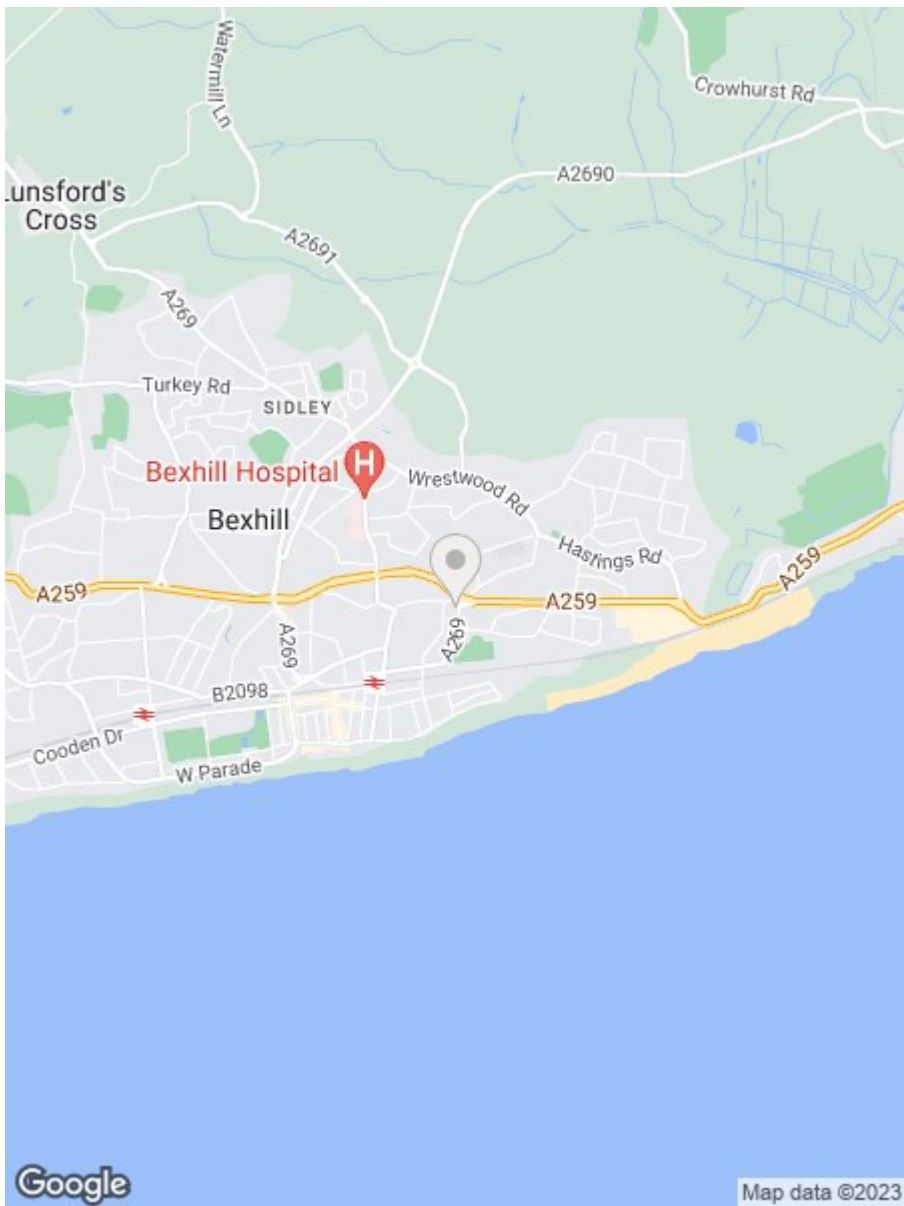
ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 60 SQ.FT.  
(5.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1180 SQ.FT.  
(109.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1240 SQ.FT. (115.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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| Energy Efficiency Rating                    |                            | Current   | Potential |
|---|----------------------------|-----------|-----------|
| Very energy efficient - lower running costs |                            |           |           |
| (92 plus) <b>A</b>                          |                            |           |           |
| (81-91) <b>B</b>                            |                            |           |           |
| (69-80) <b>C</b>                            |                            |           |           |
| (55-68) <b>D</b>                            |                            |           |           |
| (39-54) <b>E</b>                            |                            |           |           |
| (21-38) <b>F</b>                            |                            |           |           |
| (1-20) <b>G</b>                             |                            |           |           |
| Not energy efficient - higher running costs |                            |           |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC | <b>77</b> | <b>77</b> |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            | Current   | Potential |
|---|----------------------------|-----------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |           |
| (92 plus) <b>A</b>  |                            |           |           |
| (81-91) <b>B</b>  |                            |           |           |
| (69-80) <b>C</b>  |                            |           |           |
| (55-68) <b>D</b>  |                            |           |           |
| (39-54) <b>E</b>  |                            |           |           |
| (21-38) <b>F</b>  |                            |           |           |
| (1-20) <b>G</b>   |                            |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC | <b>56</b> | <b>77</b> |



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