

**RUSH
WITT &
WILSON**



**1a Elmstead Road, Bexhill-On-Sea, East Sussex TN40 2HP
£299,950**

A very spacious, bright three bedroom first floor flat, private garden, gas central heating system, double glazed windows and doors, presented to an exceptional standard by the current vendors, kitchen/breakfast room, en-suite to the master bedroom, family bathroom and separate cloakroom, viewing comes highly recommended by RWW sole agents. Council Tax Band A. EPC D.



Private Entrance Hall

Storage cupboard and shelving.

Living Room

14'0" x 18'10" (4.29 x 5.76)

Bay Window to the front elevation, two double radiators, stunning fireplace.

Kitchen/Breakfast Room

21'1". x 13'5" (6.43. x 4.11)

Window to the rear elevation overlooking the rear garden, roll top radiator, fitted kitchen comprising a range of base and wall units with solid wood block worktops, one and half bowl enamel sink unit with drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, space for range style gas cooker, brushed stainless steel splashback, extractor canopy with light, additional built in storage cupboards.

Utility Cupboard

Plumbing for washing machine, space for tumble dryer, solid wood block worktop, modern gas central heating and domestic hot water boiler.

Bedroom One

15'4" x 13'1" (4.69 x 4)

Window to the rear elevation, double radiator, built in wardrobe cupboard, feature fireplace.

En-Suite Shower Room

Suite comprising walk in shower with aqua splashbacks, chrome controls, fixed showerhead and hand/shower attachment, wc with low level flush, wall mounted wash hand basin, chrome heated towel rail.

Bedroom Two

14'9" x 8'2" (4.52 x 2.49)

Bay window to the front elevation, double radiator, feature fireplace.

Bedroom Three

8'11" x 7'11" (2.73 x 2.42)

Window to the front elevation, double radiator.

Family Bathroom

Suite comprising panelled bath with hand/shower attachment, pedestal wash hand basin, tiled splashbacks, half height wall tiling, fitted vanity units, chrome heated towel rail, window to the side elevation.

Inner Hallway

Double radiator.

Cloakroom

WC with low level flush, pedestal mounted wash hand basin, obscured glass window to the side elevation, half height wall tiling.

Outside

Rear Garden

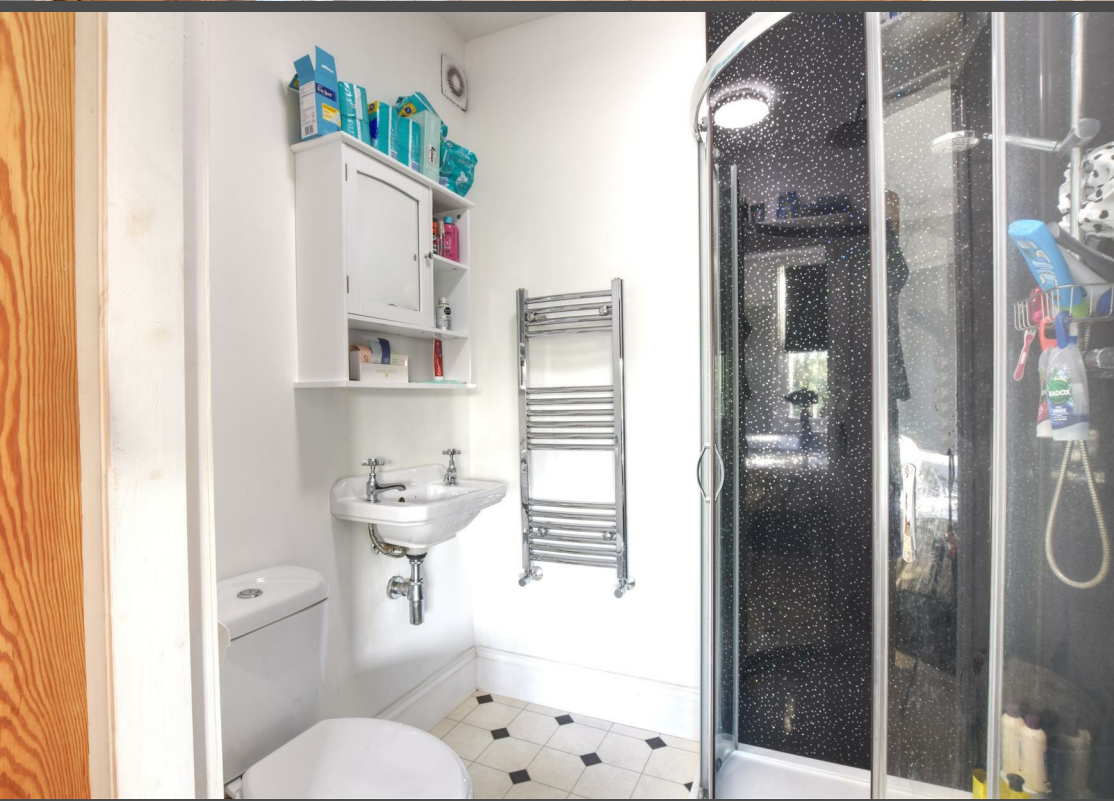
Private rear garden , westerly elevation, mainly laid to lawn.

Lease And Maintenance

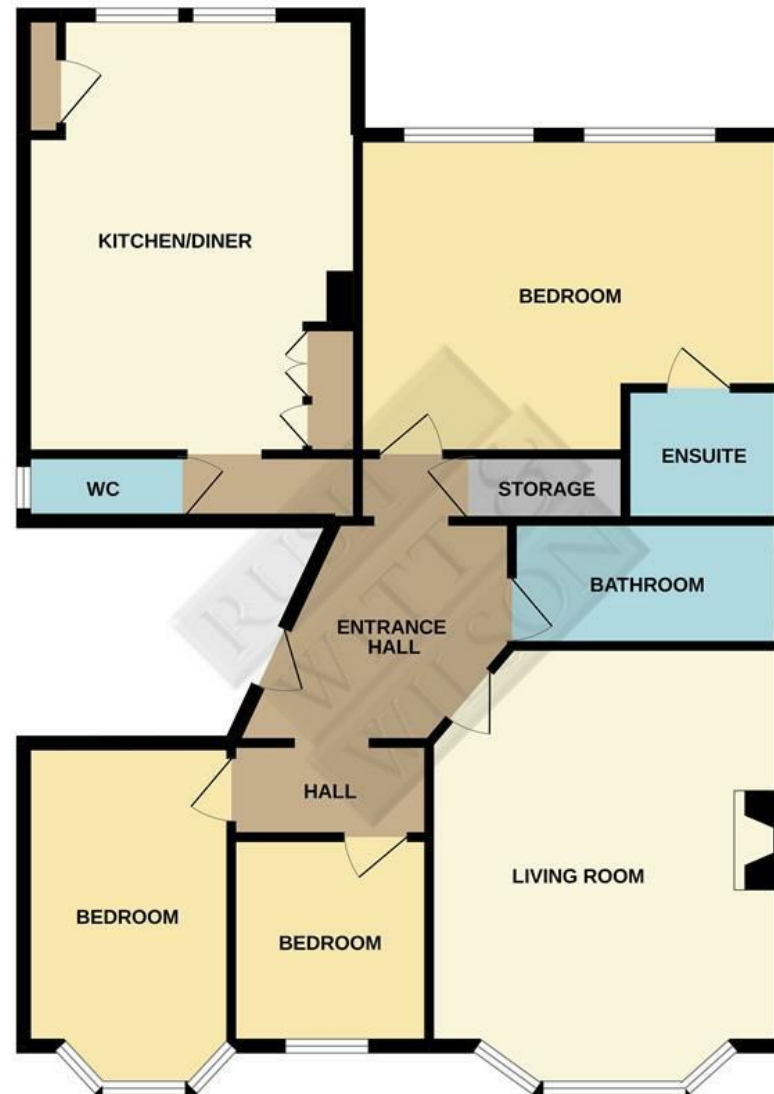
£25 per month ground rent, remainder of 999 year lease, 1/3 share of maintenance as and when needed.

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.

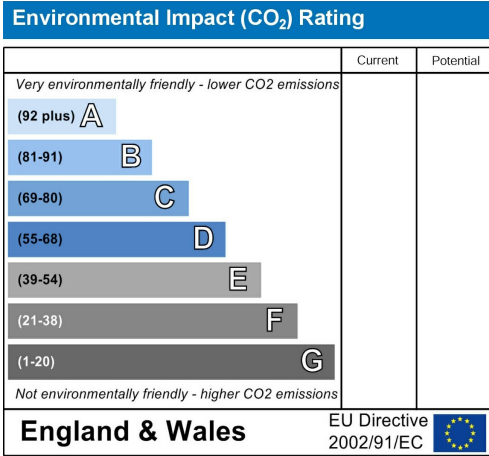
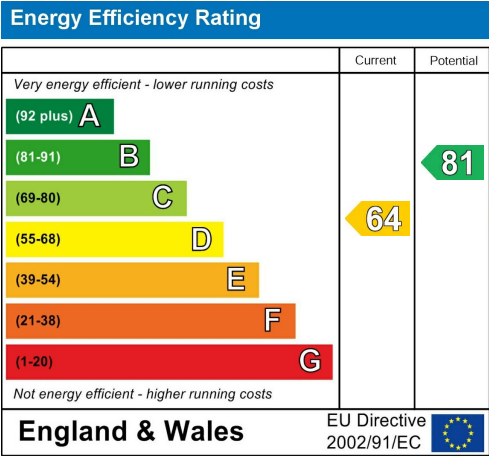
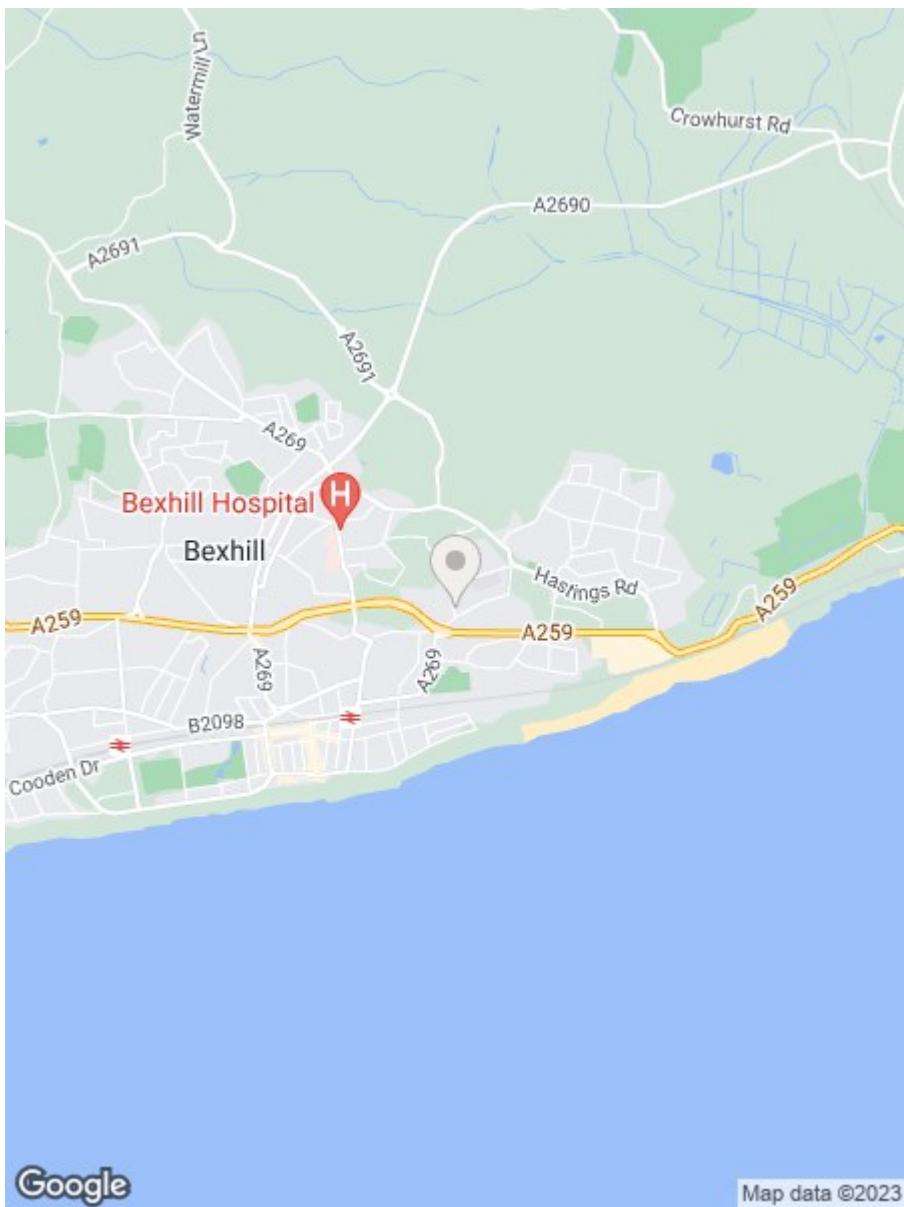


GROUND FLOOR
1091 sq.ft. (101.4 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.4 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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**RUSH
WITT &
WILSON**

**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**