RUSH WITT & WILSON

Trinity Court Ashdown Road, Bexhill-On-Sea, East Sussex TN40 1SW

£219,000

A stunning two bedroom, purpose built second floor apartment with off road parking, south facing sun balcony, presented to an exceptional standard by the current vendors, lift access, gas central heating system, double glazed windows and doors, modern kitchen with quartz worktops & modern bathroom room suites, entry-phone system, two bathrooms, en-suite to master bedroom with additional south facing sun balcony, share of freehold. Viewing comes highly recommended by RWW sole agents. Council Tax Band C.

Communal Entrance Hallway
With entry-phone system, stairs and lift to the second floor.

Private Entrance Hallway
Window to the front elevation, double radiator.

Living Room
17'1" x 23'5" (5.22 x 7.15)
Window to the side elevation, window and door to the southerly elevation giving access onto southerly facing sun balcony, double radiator, double doors giving access into the kitchen/breakfast room.

Kitchen/Breakfast Room
16'11" x 7'7" (5.16 x 2.33)
Window to the front and side elevations, fitted kitchens comprising a range of base and wall units with granite worktops, single drainer stainless steel sink unit with mixer tap, integrated dishwasher, integrated washing machine, integrated oven and grill with electric hob, extractor canopy and light, granite splashback, space for American style fridge/freezer, breakfast bar area, vertical radiator, wood effect flooring.

Bedroom One
15'1" x 12'11" (4.62 x 3.94)
Patio doors lead out onto a southerly facing sun balcony, double radiator, built in wardrobe cupboards and drawers.

En-Suite
Chrome heated towel rail, wc with low level flush, walk in shower cubicle with fixed hand shower attachment, chrome controls, wall mounted wash hand basin, tiled walls, tiled floor, vanity unit.

Bedroom Two
12'8" x 9'3" (3.87 x 2.82)
Window to the front elevation, fitted mirror fronted wardrobe cupboard.

Bathroom
Ceramic floor and wall tiling, double ended bath, wall mounted hand/shower attachment with chrome controls, chrome heated towel rail, wall mounted wash hand basin with vanity unit beneath, wc with low level flush.

Allocated Parking Space
One Allocated parking space to the side of the property.

Lease and Maintenance
Lease 108 years remaining. Maintenance Charge - £145 per month, Share Of Freehold

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
955 sq.ft. (88.7 sq.m.) approx.

TOTAL FLOOR AREA : 955 sq.ft. (88.7 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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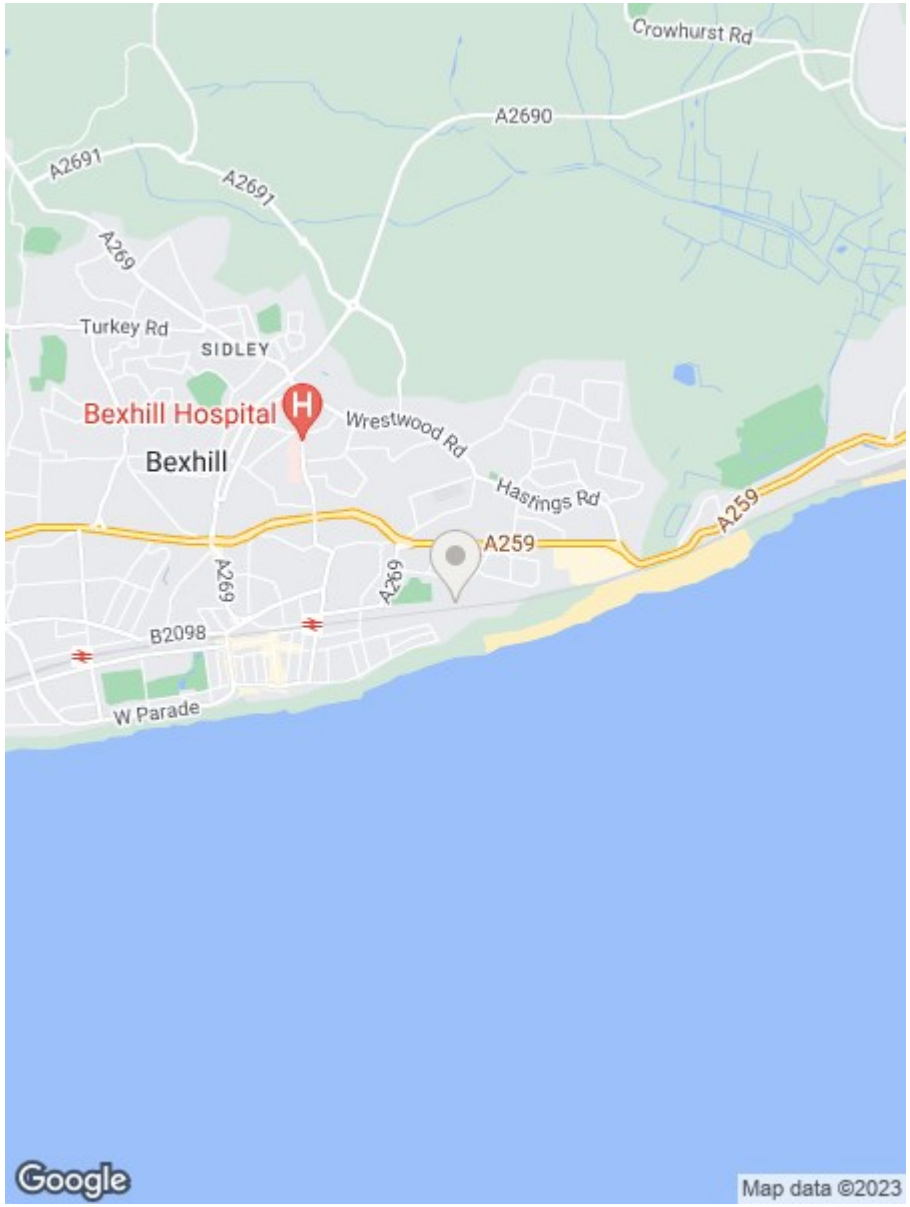

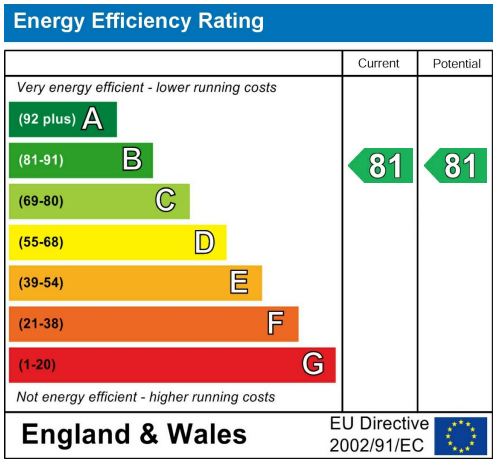

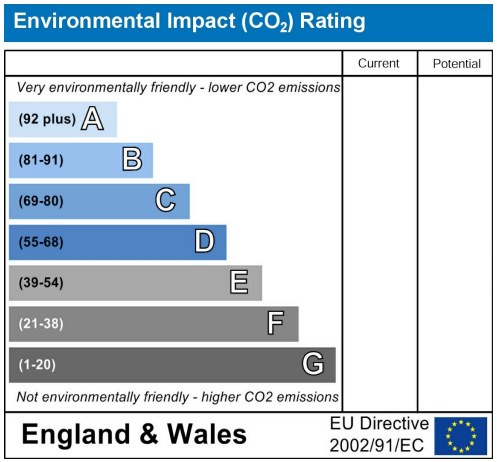

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