1, Sussex Court, 45 Manor Road, Bexhill-On-Sea, East sussex TN40 1SN
£205,000

A beautiful two bedroom ground floor apartment situated in this highly convenient location of Bexhill. Within short walking distance to Bexhill town centre, Bexhill main line train station and Bexhill Seafront. Offering bright and spacious accommodation throughout the property comprises two double bedrooms, living room, modern fitted kitchen, bathroom. Other internal benefits include gas central heating to radiators, double glazed windows and doors throughout, parquet flooring and front veranda with French doors on to patio, share of freehold. Viewing comes highly recommended by RWW. Council Tax Band C.

Communal Entrance Hallway
With communal entrance door.

Private Entrance Hall
With entrance door, entry-phone system, large storage cupboard with fitted shelving housing the electric consumer unit and gas meter.

Living Room
17'3" x 13'0" (5.28 x 3.98)
Duel aspect with double glazed windows to the front and side elevations, double radiator, wood mantle, parquet flooring, door leading out to front veranda.

Veranda
7'2" x 4'4" (2.2 x 1.33)
With French doors leading out onto courtyard.

Kitchen
9'4" x 8'9" (2.85 x 2.68)
Modern fitted kitchen with a range of matching wall and base level units, double sink with drainer and mixer tap, integrated electric oven with five ring gas hob above, extractor canopy, space for under counter fridge and freezer, tiled splashbacks, double glazed windows to the rear elevation, radiator, breakfast bar, gas central heating and domestic hot water boiler.

Bedroom One
13'1" x 10'11" (4.00 x 3.35)
Double glazed windows to the front elevation, double radiator, built in wardrobe cupboards with hanging space and shelving, utility cupboard with plumbing for washing machine and tumble dryer vent, parquet flooring.

Bedroom Two
9'5" x 8'2" (2.89 x 2.51)
Double glazed windows overlook the front elevation, double radiator, obscured glass double doors lead into living room, parquet flooring.

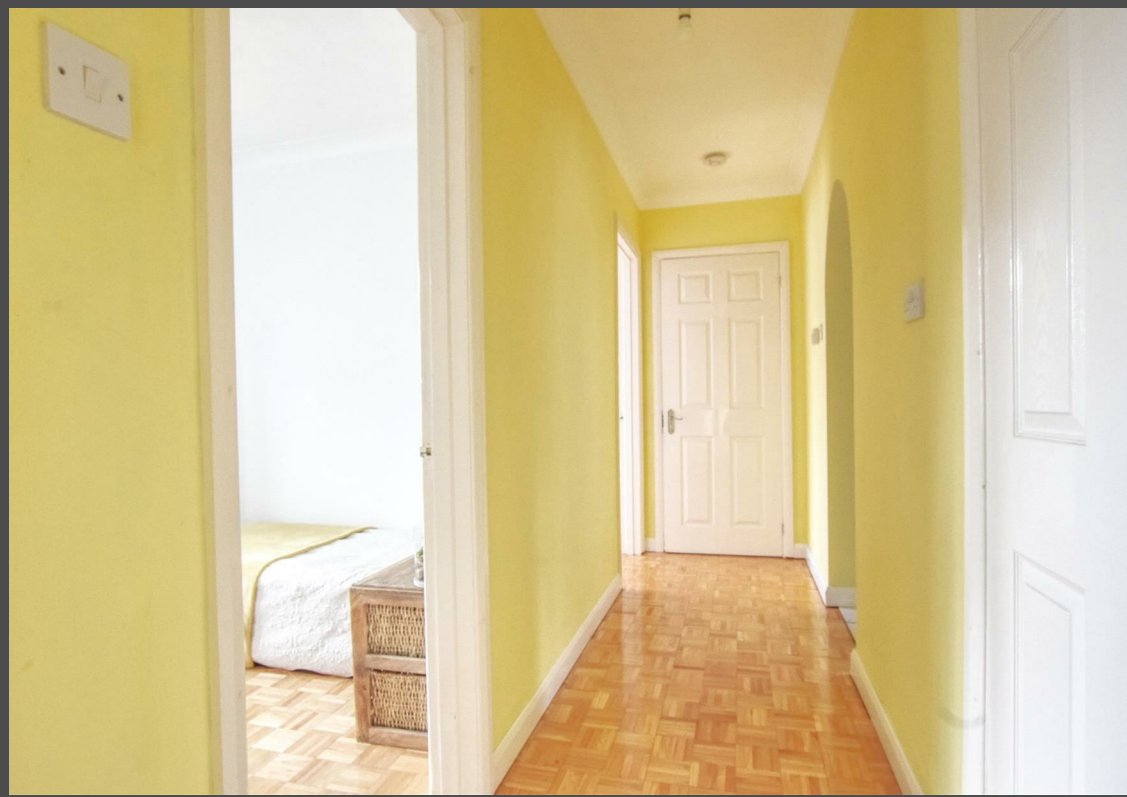
Bathroom
Suite comprising wc with low level flush, floating wash hand basin with mixer tap, panelled bath with chrome hot and cold tap, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, recessed ceiling spotlights, chrome heated towel rail, obscured glass windows to the side and rear elevations, part tiled walls.

Outside

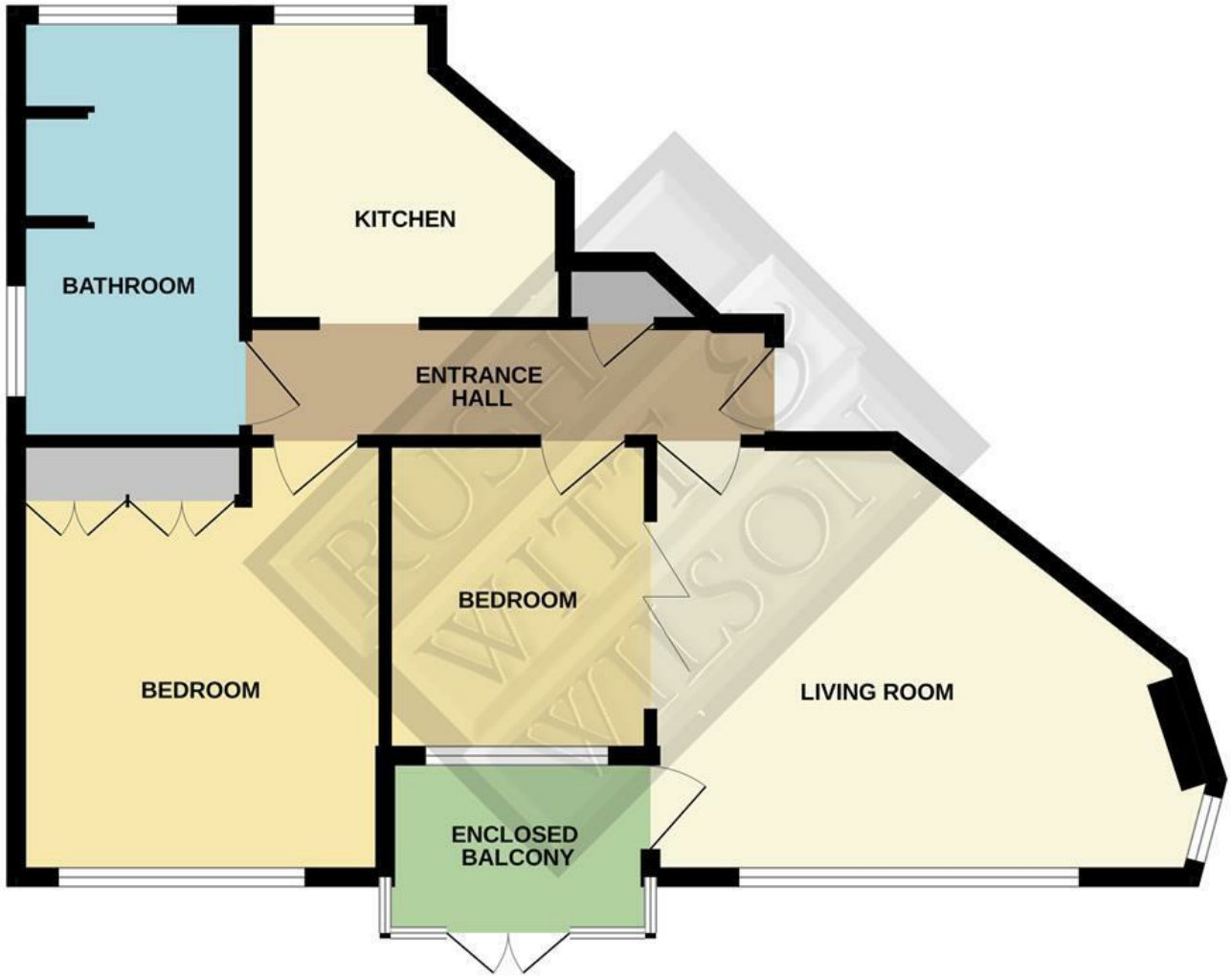
Communal Gardens
Laid to lawn with plants, shrubs and small trees of various kinds.

Lease And Maintenance
Share of Freehold, Approximately 125 years remaining on the lease, Service Charge approximately £ 960 p/a.

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
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 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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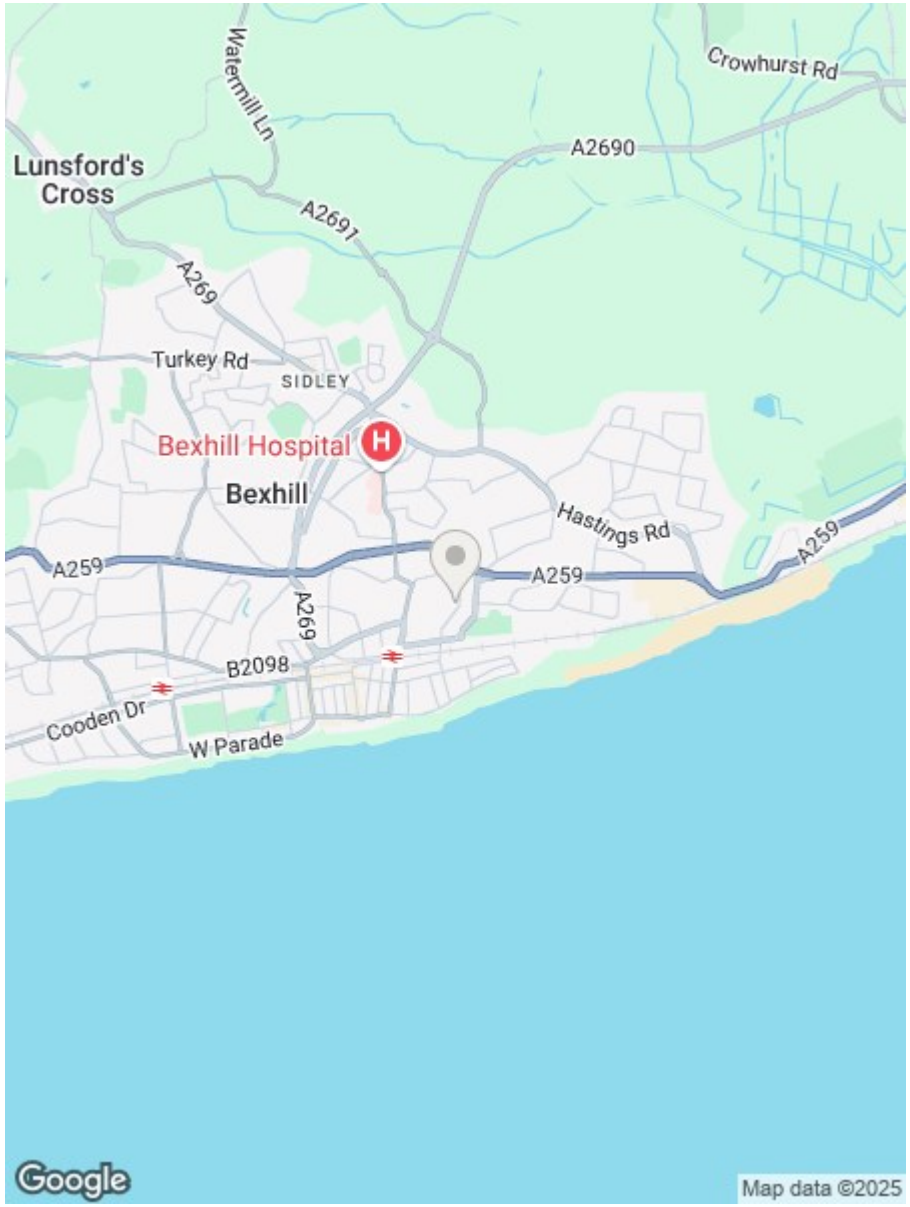

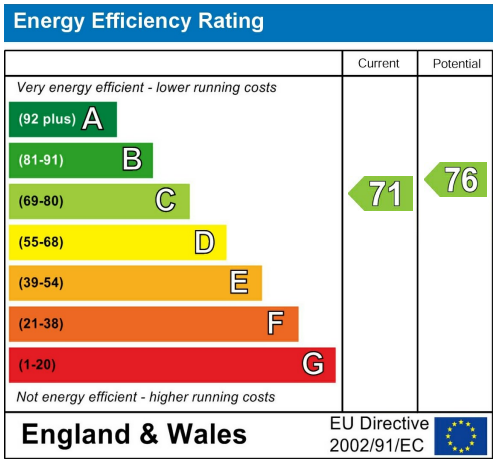

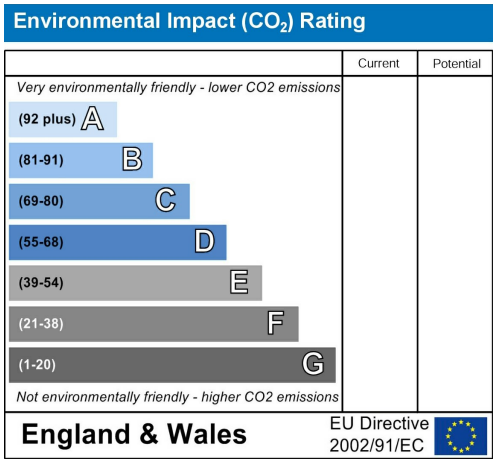

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