

**RUSH
WITT &
WILSON**



**40A Eversley Road, Bexhill-On-Sea, East Sussex TN40 1HE
£155,000**

A stunning one bedroom lower ground floor flat with private court yard, private entrance, gas central heating system, modern bathroom & brand new kitchen, double glazed windows and doors, just off Bexhill Seafront, Town centre location, viewing comes highly recommended by RWW sole agents.



Private Entrance Hall

With entrance door, double radiator, large built-in under-stairs storage cupboard and additional louvered door cupboards with overhead storage. Engineered oak flooring.

Living Room

15'5 x 11'6 (4.70m x 3.51m)

Easterly aspect with French doors and windows overlooking the front elevation onto the courtyard front garden, newly fitted fireplace, there is built-in storage cupboards, vertical radiator.

Kitchen/ Breakfast Room

11'4 x 9'5 (3.45m x 2.87m)

Brand new kitchen comprising a range of base and wall units with solid wood block work tops, one and half bowl single drainer enamelled sink unit with mixer tap, built-in dishwasher, built-in double oven with grill, induction hob, tiled splash-backs, radiator, ceramic floor tiling, space for fridge and freezer, windows to rear elevation.

Bedroom One

11'2 x 10' (3.40m x 3.05m)

Windows to front elevation onto private courtyard garden, engineered oak flooring, a number of wardrobes for storage.

Bathroom

Contemporary suite comprising corner bath with shower hand attachment, pedestal wash hand basin, heated chrome towel rail, tiled floor and tiled walls, obscure glass window to side elevation and there are some storage shelves.

Cloakroom

Suite comprising w.c. with low level flush, wall mounted wash hand basin with vanity unit beneath, point for washing machine. Obscure glass to rear elevation, tiled walls and tiled floor.

Outside**Court Yard Garden**

With seating area on shingle, raised shrub beds which are well stocked and all enclosed by a wrought iron fence.

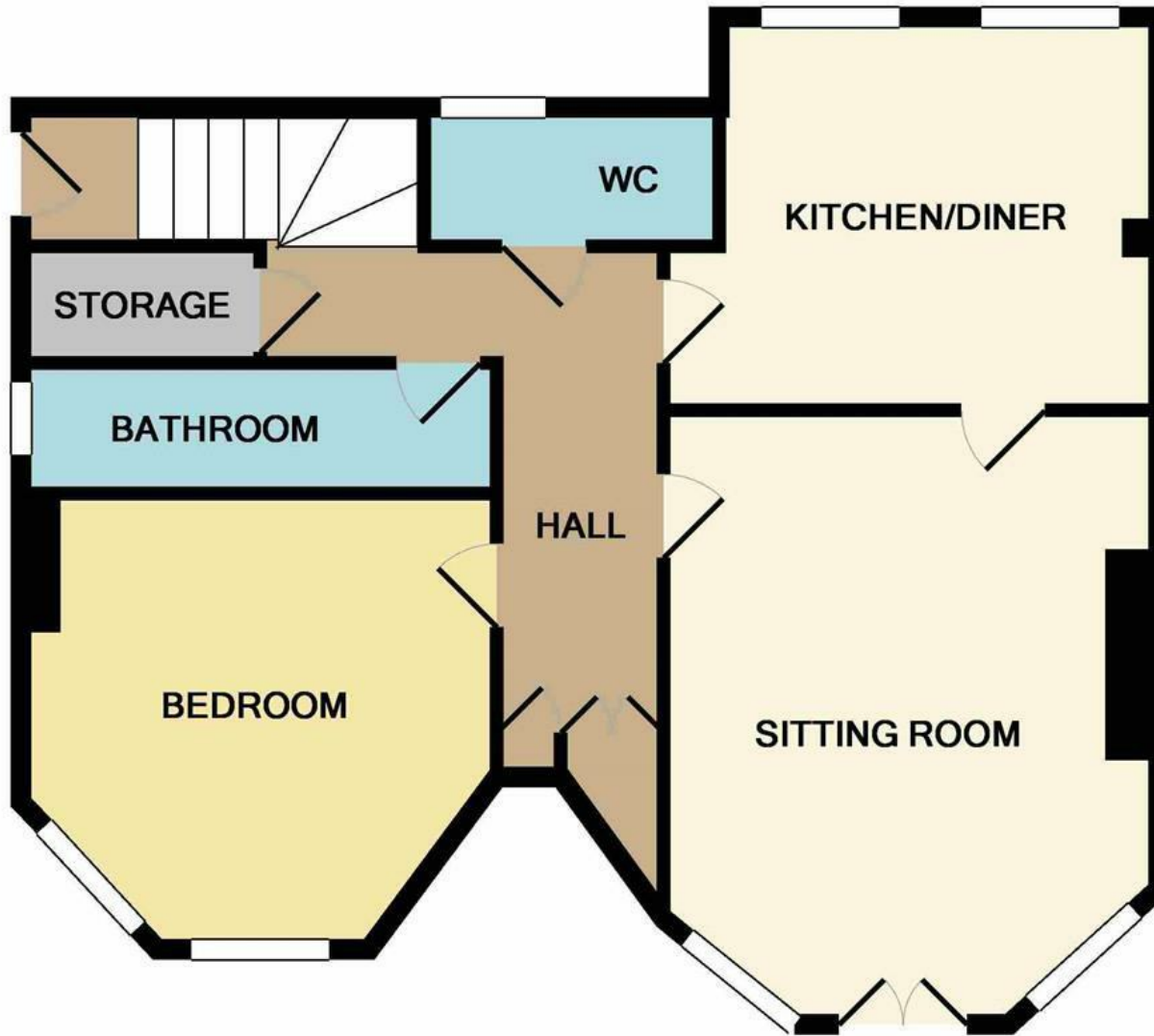
Maintenance Details

998 years lease, share of the freehold, approx.£700 p.a maintenance.

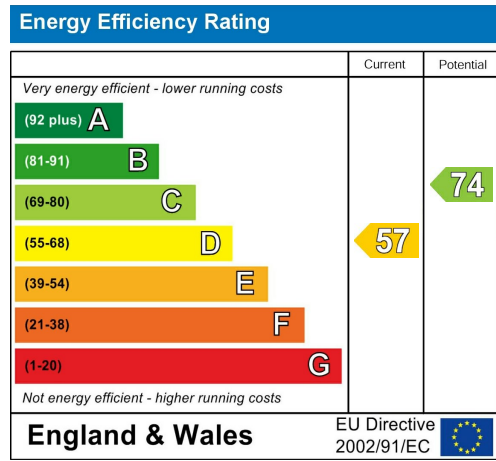
Agents Note

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





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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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