

**RUSH  
WITT &  
WILSON**



**Berkeley Mansions Knole Road, Bexhill-On-Sea, East Sussex TN40 1LJ**  
**Guide Price £190,000**

**\*GUIDE PRICE\* £190,000-£210,000**

**Rush Witt & Wilson are delighted to welcome to the market this exceptionally well presented two bedroom first floor flat ideally located in this iconic seafront block within easy access to local amenities. Having been sympathetically modernised throughout by the current vendor and offering bright and spacious accommodation throughout, the property comprises a stunning open plan lounge/kitchen/dining room with modern fitted kitchen, two double bedrooms and bathroom. Other internal benefits include feature sash windows and gas central heating to radiators. Ideally located within direct and easy access to Bexhill seafront, town centre and mainline railway station with direct links to London, Gatwick, Brighton and Ashford International. Viewing comes highly recommended by the vendors chosen Sole Agents at Rush Witt & Wilson, Bexhill to appreciate this stunning apartment in this iconic and sought after Bexhill block.**



**Communal Entrance Door**

With entryphone system leading to:

**Communal Hallway**

The flat is located on the first floor. Stairs and lift to all floors.

**Personal Front Door**

Leading to hallway.

**Hallway**

Radiator, large airing cupboard housing hot water cylinder with slatted shelving and additional large storage cupboard with fitted shelving.

**Modern Open Plan Lounge/Kitchen/Dining Room**

17'2" x 16'2" (5.25m x 4.95m )

Feature bay window with sash windows to the front elevation, two radiators. Modern fitted kitchen with a range of matching wall and base level units with straight edge laminate worktops surfaces, integrated electric oven, work top mounted electric hob with fitted extractor hood above, single sink with mixer tap, integrated under counter fridge, integrated slimline dishwasher, integrated washing machine, part tiled walls.

**Bedroom One**

16'1" x 11'1" (4.92m x 3.38m )

Front aspect sash windows, radiator.

**Bedroom Two**

11'0" x 11'10" (3.36m x 3.63m )

Front aspect sash window, radiator.

**Bathroom**

Front aspect sash window, radiator. White bathroom suite comprising low level w.c., panel enclosed bath with mixer tap and shower attachment, wall mounted shower controls with rain effect shower head, pedestal mounted wash hand basin, part tiled walls, electric shaver point, tiled floor.

**Maintenance Details**

Share of freehold. We have been advised that the maintenance is approximately £2400 per annum.

**Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that

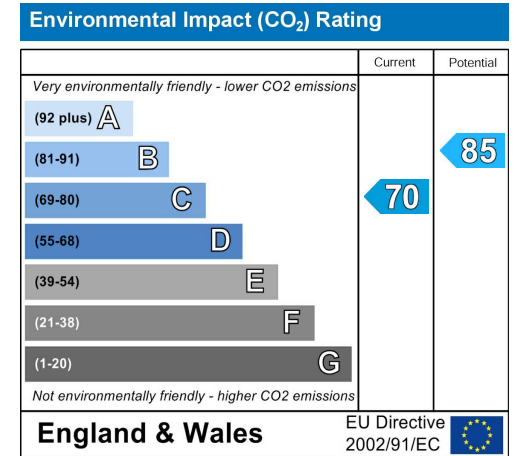
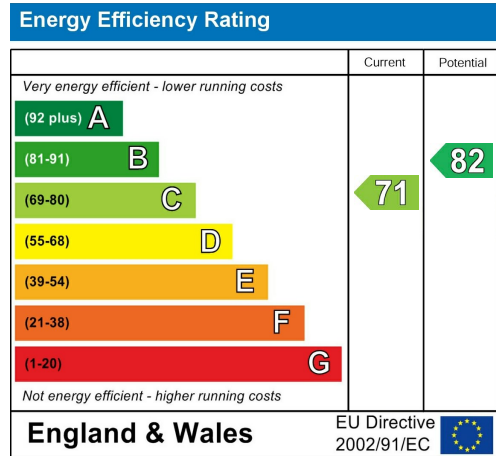
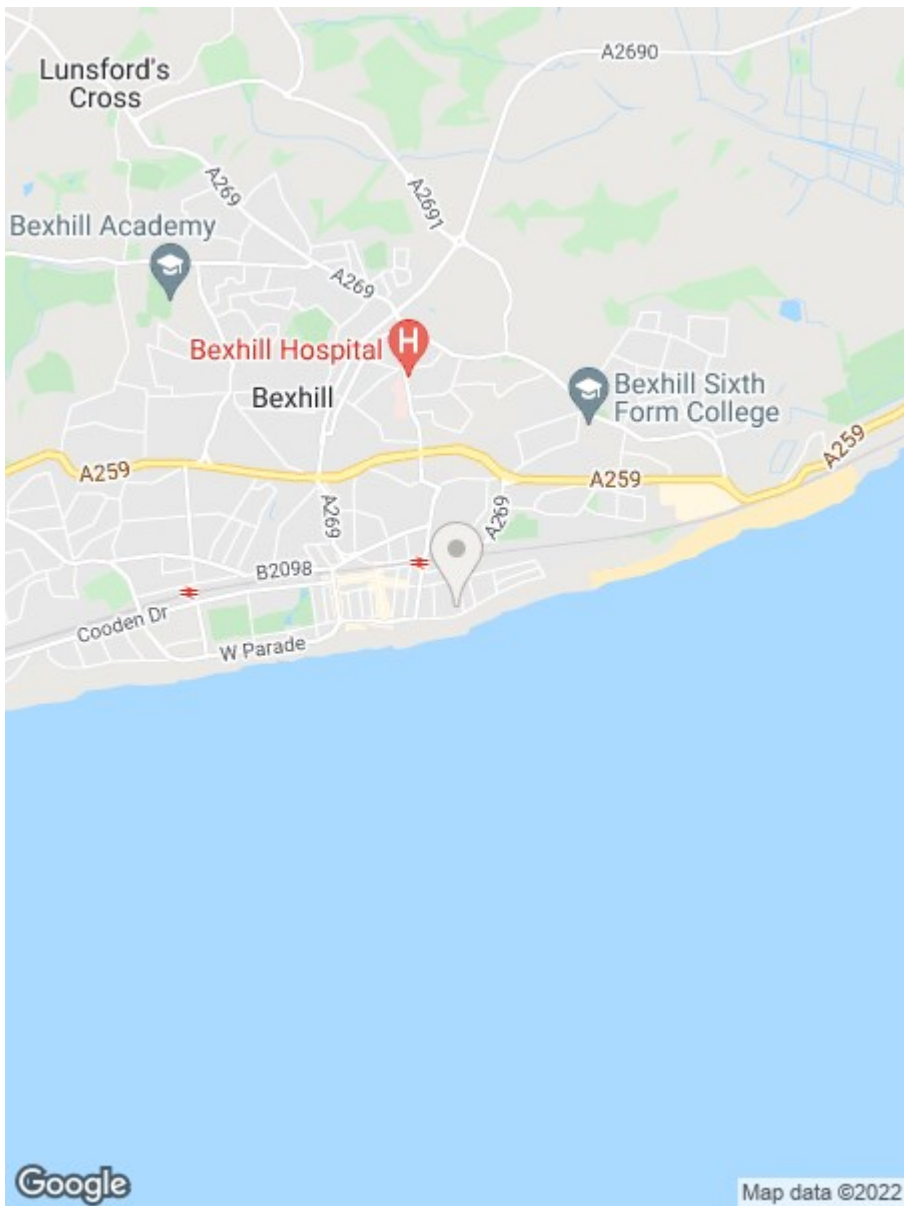
measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose





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, 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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