

**RUSH
WITT &
WILSON**



**Flat 2, 76 Wickham Avenue, Bexhill-On-Sea, East Sussex TN39 3ER
£159,950**

Rush, Witt and Wilson are delighted to welcome to the market this large two bedroom, first floor character flat conveniently situated in close walking distance of Bexhill town centre. Offering bright and spacious accommodation throughout, the property comprises bay fronted lounge, two double bedrooms, fitted kitchen, bathroom and separate wc. Offered with a share of the freehold and ideally situated within easy walking distance to Bexhill town centre, mainline rail station, seafront and main bus routes. Viewing comes highly recommended by Rush, Witt and Wilson Bexhill to appreciate this spacious property in this sought after location.



Communal Hallway

Communal entrance door leading to communal hallway, flat is located on the first floor.

Hallway

Stairs leading to first floor, obscured glass panelled timber front door leading to hallway, comprising fitted corner storage cupboard with electric feeder box, wall mounted up-lighters, Intercom entryphone system.

Lounge

17'9" x 14'1" (5.42 x 4.31)

Front aspect bay window, one electric storage heater, ornamental feature fireplace.

Bedroom One

16'2" x 13'11" (4.94 x 4.25)

Rear aspect sash windows, one electric heater and one electric storage heater, ornamental feature fireplace.

Bedroom Two

13'7" x 12'11" (4.16 x 3.94)

Front aspect double glazed bay window, range of fitted wardrobes with hanging space, fitted shelving and storage cupboards above, electric storage heater.

Kitchen

9'3" x 9'4" (2.83 x 2.86)

Double aspect, double glazed window to rear and side, fitted kitchen with a range of matching wall and base level units with roll top work surfaces, plumbing space for washing machine, stainless steel single sink unit with drainer and mixer tap, freestanding gas cooker, space for free standing fridge/freezer, hot water boiler, part tiled walls.

Bathroom

Rear aspect obscured double glazed window, panelled enclosed bath with mixer tap and shower attachment, vanity unit with wash hand basin, hot and cold taps and storage cupboards beneath, electric bathroom heater, part tiled walls, extractor fan.

Separate WC

Side aspect obscured double glazed window, low level wc, wall mounted wash hand basin with tiled splash back.

Maintenance And Lease

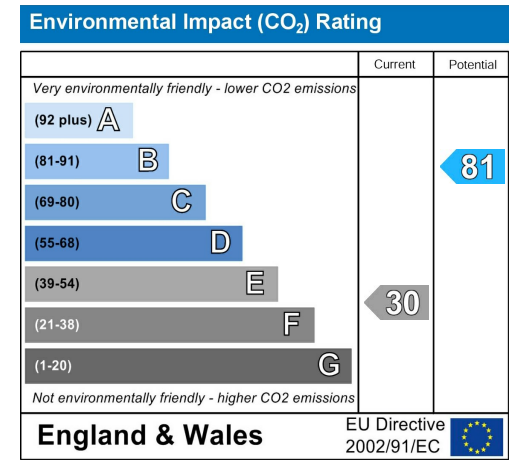
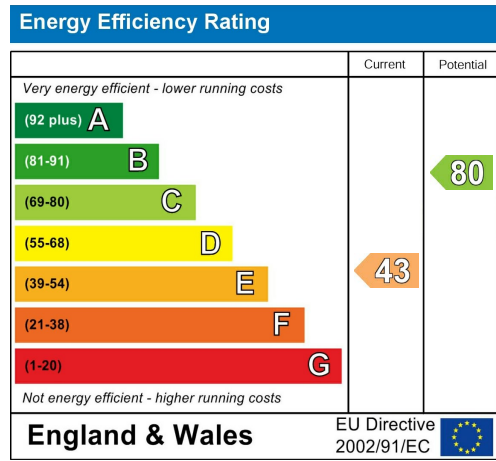
Maintenance is one third split as and when needed. Share of Freehold.

Agent 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.







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