

RUSH  
WITT &  
WILSON



**Flat 1 Brockley House 11 Endwell Road, Bexhill-on-Sea, East Sussex TN40 1EA**  
**£162,000**

**A stunning, beautifully presented one double bedroom, spacious, bright, first floor converted flat with double glazed windows and doors, en-suite bathroom, large bay windows, modern electric radiator heating, original fireplace, situated in Bexhill town centre with its excellent range of shopping facilities and services , seafront and promenade, mainline railway services to London, viewing comes highly recommended by RWW sole agents. Council Tax A.**



**Covered Entrance Porch**

Entry-phone system.

**Communal Entrance Hall**

Stairs to the first floor.

**Private Entrance Hall**

Window the the front elevation, entrance door, wood effect flooring.

**Kitchen/Breakfast Room**

12'2" x 10'7" (3.72 x 3.24)

Bay windows overlook the front and side elevation, modern fitted kitchen comprising a range of base and wall units with laminate rolled edge worktops, single drainer sink unit with mixer tap, plumbing for washing machine, space for fridge and freezer, electric hob with extractor canopy and light, tiled splashbacks, wood effect flooring, space for table and chairs, integrated oven and grill.

**Living Room**

17'5" x 16'3" (5.32 x 4.96 )

Bay window overlooks the side elevation, original ornate fireplace, wall mounted electric radiator.

**Bedroom**

17'10" x 14'0" (5.46 x 4.29 )

Bay window overlooks the front elevation, wall mounted electric radiator, built in wardrobe cupboards.

**En-Suite Bathroom**

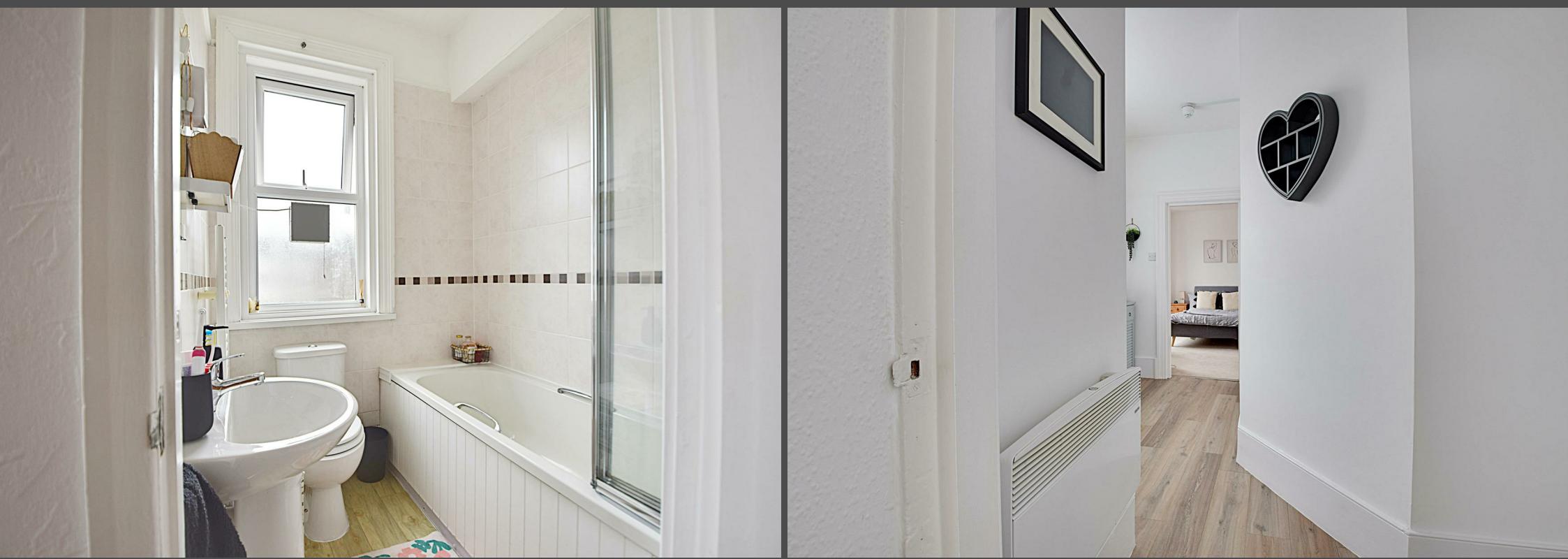
Suite comprising panelled bath with hand/shower attachment and fixing, shower screen, wc with low level flush, pedestal mounted wash hand basin, heated towel rail, obscured glass window to the side elevation, partly tiled walls, wood effect flooring.

**Lease & Maintenance Details**

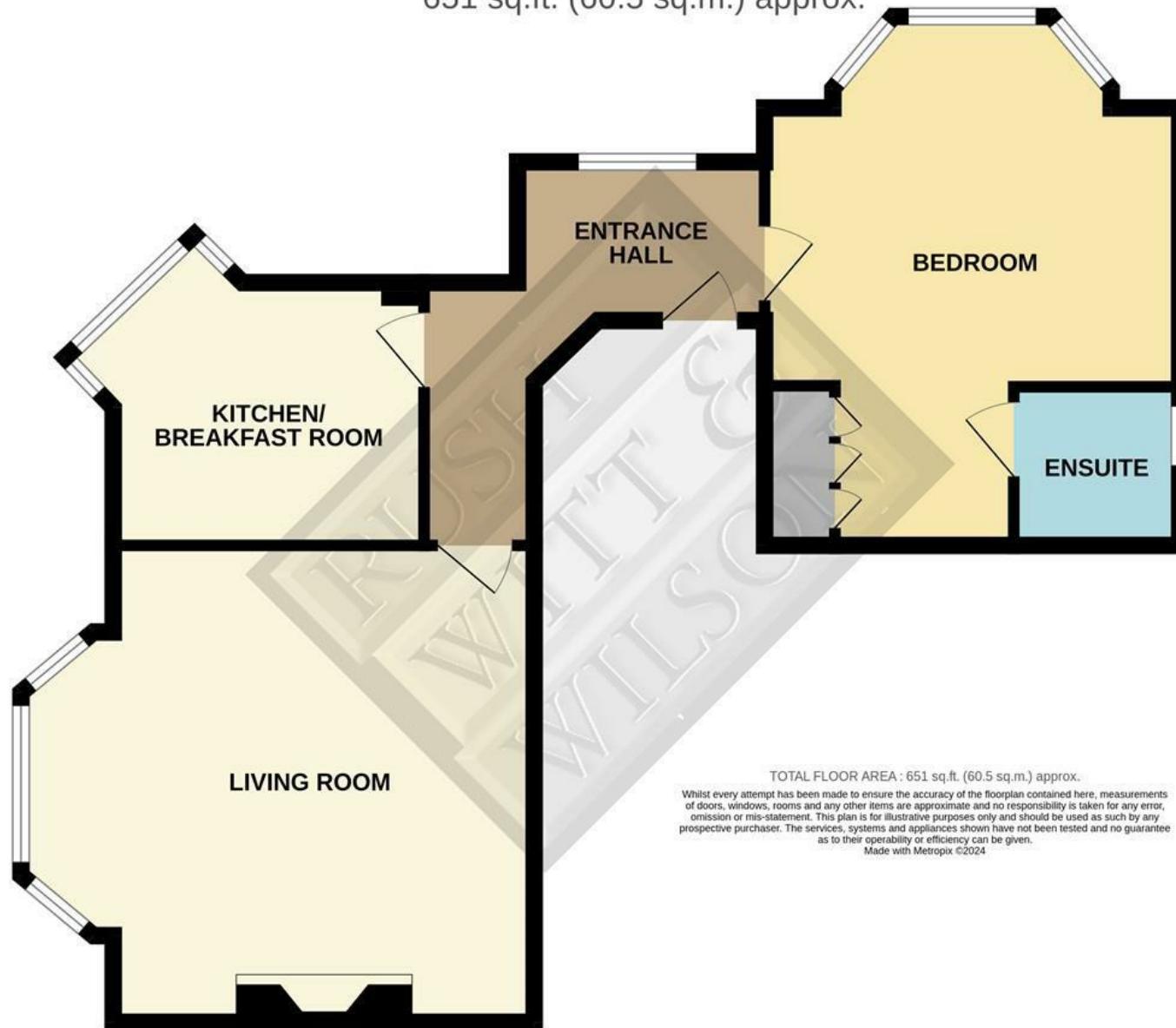
Leasehold approx. 100 years remaining list, £1500 pa service charge.

**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.

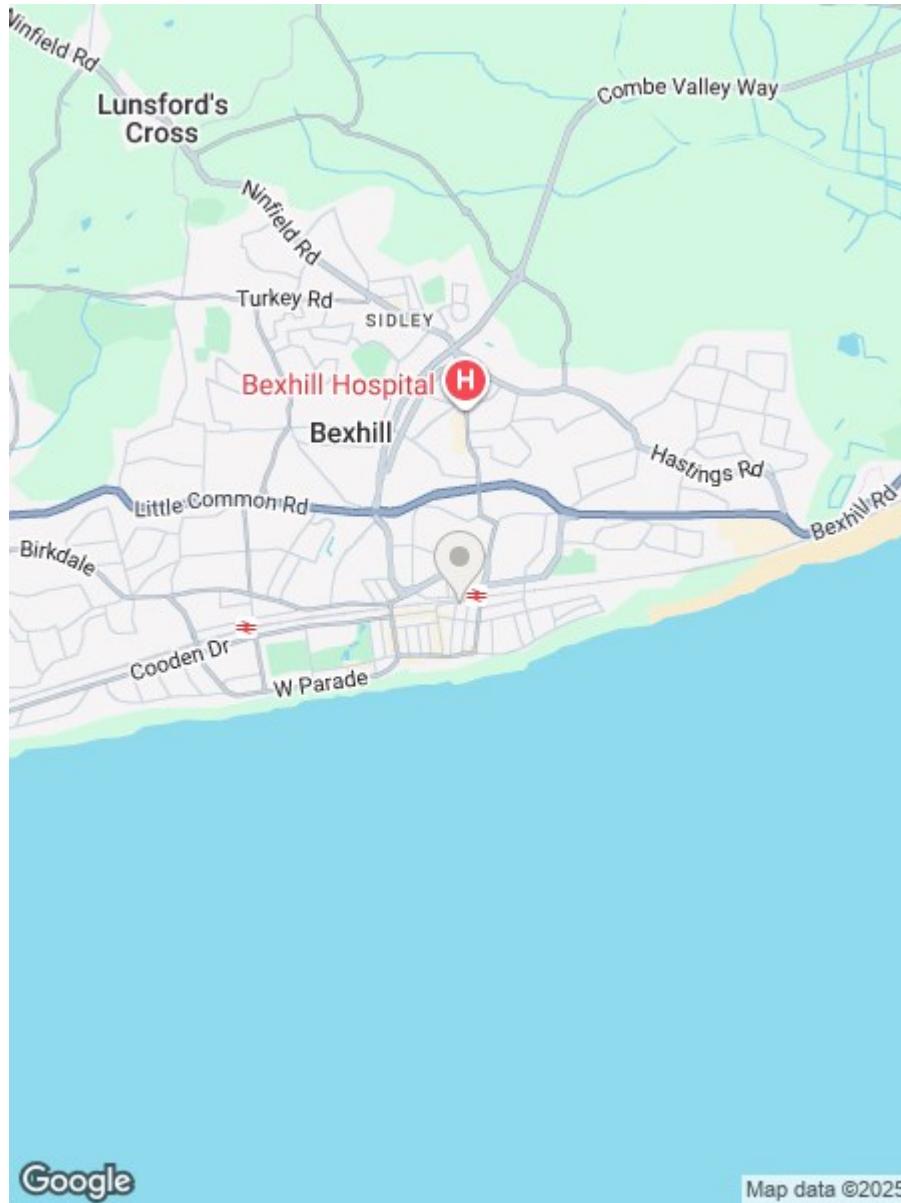


FIRST FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA: 651 sq.ft. (60.5 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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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	