

**RUSH  
WITT &  
WILSON**



**1 Charters Towers Hastings Road, Bexhill-On-Sea, East Sussex TN40 2LY  
£215,000**

**An opportunity to acquire this well presented two bedroom ground floor, purpose built apartment, ideally located in this quiet and sought after residential block in Bexhill. Offering bright and spacious accommodation throughout the property comprises a bay fronted lounge/diner, fitted kitchen, two double bedrooms with the master bedroom benefiting from its own en-suite bathroom and a modern fitted shower room. Other internal benefits include double glazed windows, gas central heating and ample storage space throughout. Externally the property boasts beautifully maintained communal gardens surrounding the building, private car park with allocated parking space and visitor parking. Conveniently situated approximately one mile from Bexhill town centre with its wide range of amenities, picturesque seafront and mainline rail station, viewing comes highly recommended by RWW Bexhill to appreciate this spacious ground floor apartment in this popular location. Offered WITH SHARE OF FREEHOLD. Council Tax Band C.**



### **Communal Entrance Hall**

With communal entrance door, entry-phone system leading to communal hallways, flat is located on the ground floor.

### **Entrance Hall**

Internal front door, radiator, large double storage cupboard with slatted shelving.

### **Lounge/Diner**

18'5" x 13'4" (5.62 x 4.08)

Double glazed bay window and double glazed window to the rear elevation, two radiators.

### **Kitchen**

9'3" x 7'5" (2.84 x 2.27)

Double glazed window to the side elevation, fitted kitchen with a range of matching wall and base level units with laminate rolled edge worktop surfaces, space for freestanding cooker, plumbing space for washing machine, bowl and half sink with drainer and mixer tap, plumbing space for dishwasher, space for freestanding fridge/freezer, wall mounted gas central heating combination boiler, part tiled walls, tiled floor.

### **Bedroom One**

14'6" x 10'3" (4.44 x 3.14)

Double glazed window to the side elevation, radiator, two built in double wardrobes with hanging space and shelving, door leading through to en-suite bathroom.

### **En-Suite Bathroom**

Obscured double glazed window to the side elevation, radiator, bathroom suite comprising low level wc with concealed cistern, vanity unit with wash hand basin and mixer tap and storage cupboard beneath, panelled enclosed bath, part tiled walls.

### **Bedroom Two**

10'10" x 8'3" (3.31 x 2.53)

Double glazed window to the rear elevation, radiator, large built in double wardrobe with hanging space and shelving.

### **Shower Room**

Heated chrome towel rail, modern white suite comprising low level wc with concealed cistern, vanity unit with wash hand basin, mixer tap and storage drawers beneath, large walk in corner shower cubicle with wall mounted shower controls and shower attachment, tiled walls, wood effect tiled floor, extractor fan.

### **Outside**

#### **Allocated Parking**

Private carpark with allocated and visitor parking.

#### **Communal Gardens**

Well maintained communal gardens to the front, side and rear of the building.

#### **Lease and Maintenance**

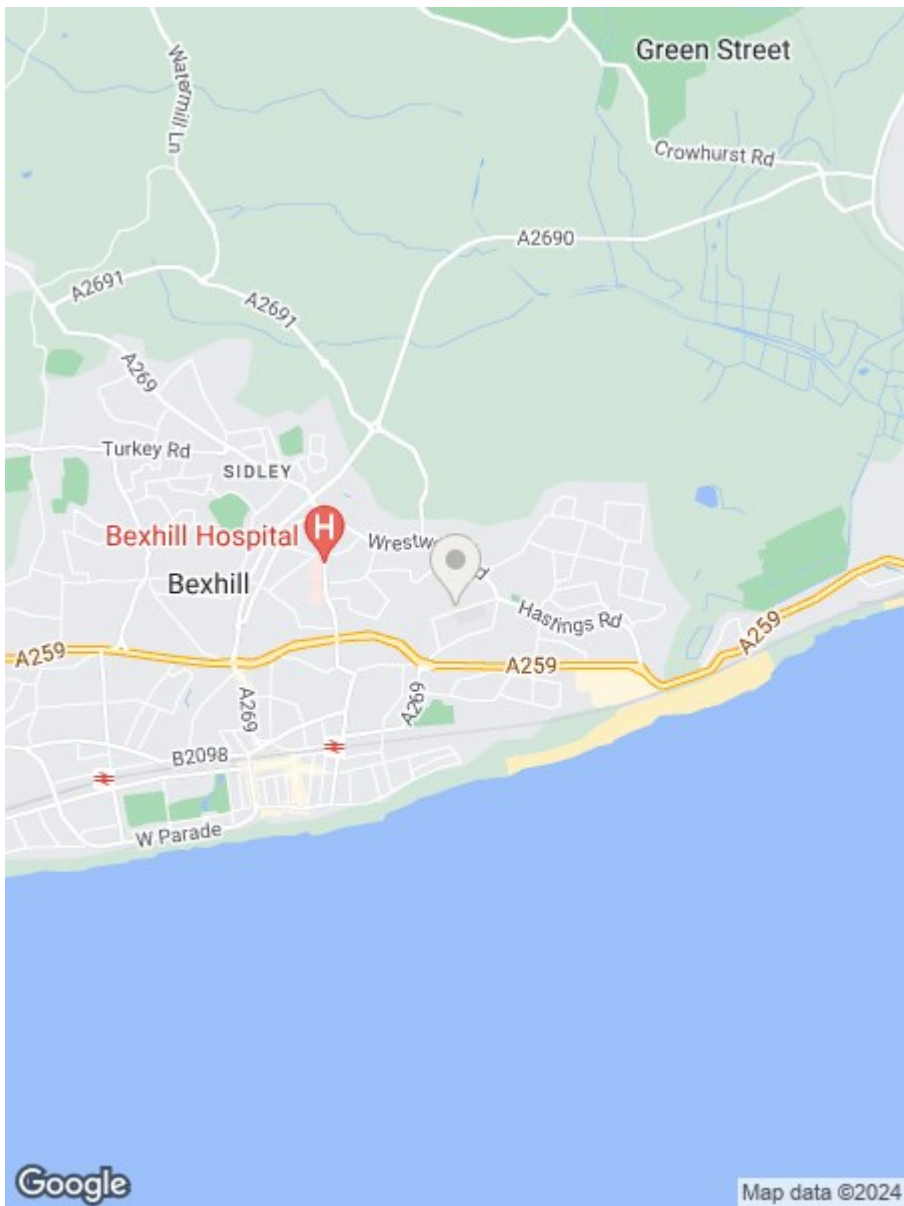
Share of Freehold with approximately 90 years remaining on the lease, Maintenance is approximately £660 every six months.

#### **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.







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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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