RUSH WITT & WILSON

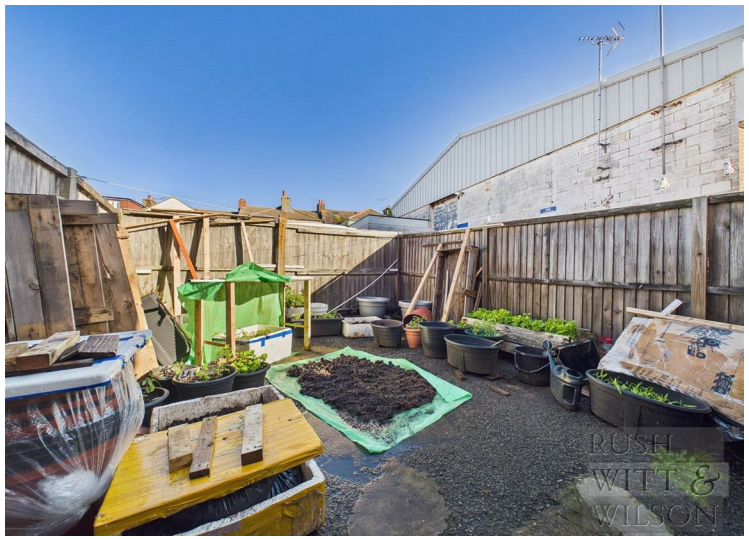
**Flat 2, Victoria Court 17 King Offa Way, Bexhill-On-Sea, East Sussex TN40 2UA**
**Offers In Excess Of £135,000 Share of Freehold**

# About this property

Rush Witt & Wilson are delighted to bring to the market this two-bedroom maisonette, offering spacious accommodation throughout. The property comprises two generous double bedrooms, a family bathroom, a spacious kitchen and a generous living room, providing the perfect space for both entertaining and relaxation.

Further benefits include gas central heating, double-glazed windows and doors, an entry-phone system and a communal rear garden. The property is offered on a share of freehold basis, boasting a very long lease, and is available with vacant possession.

Viewings are highly recommended by Rush Witt & Wilson.



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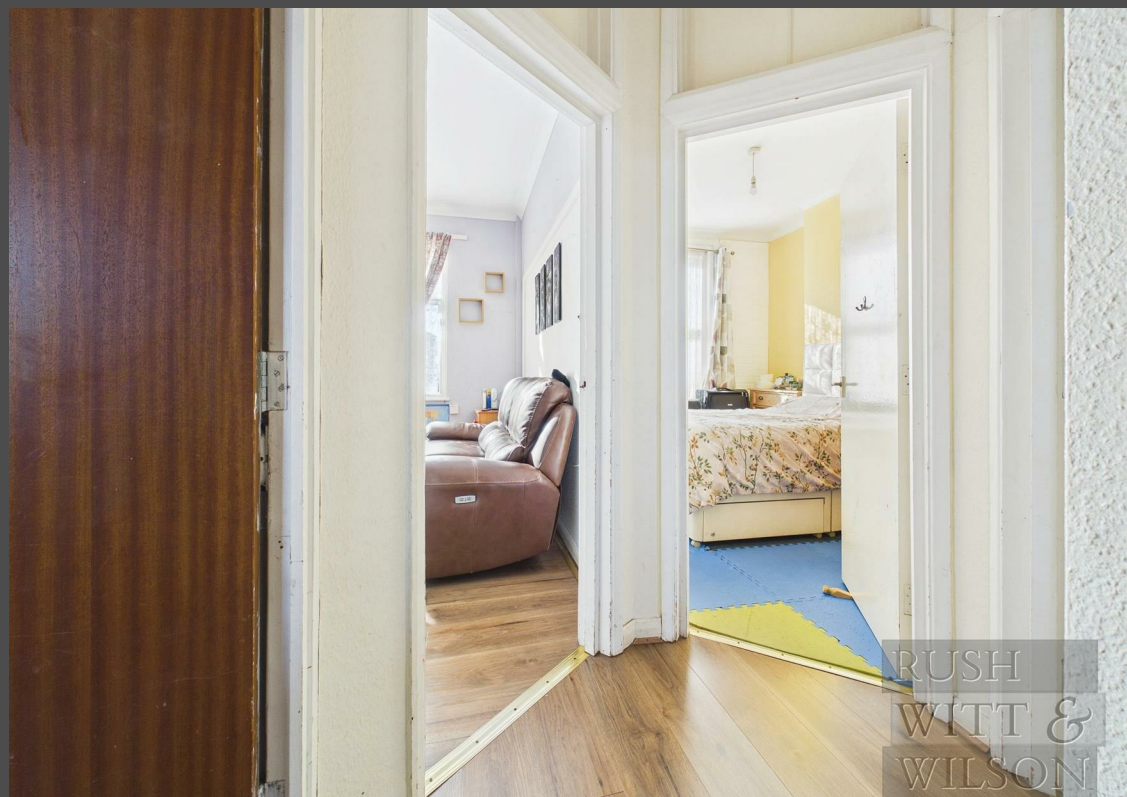
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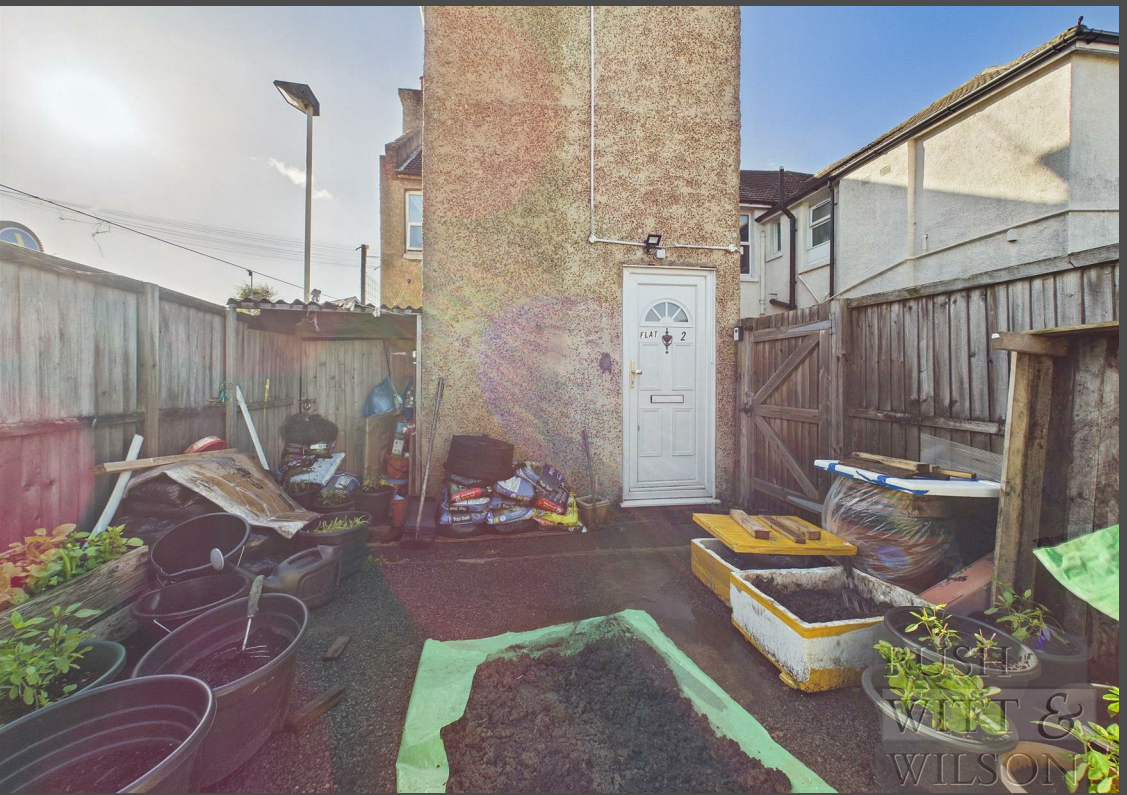
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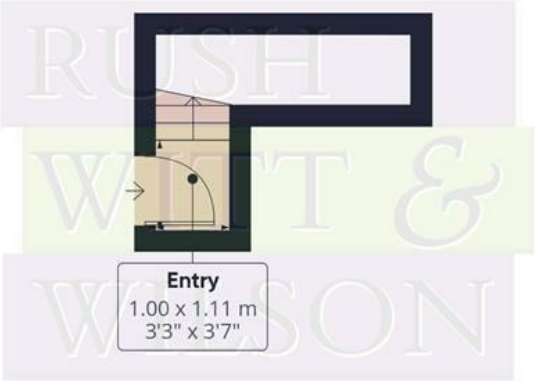
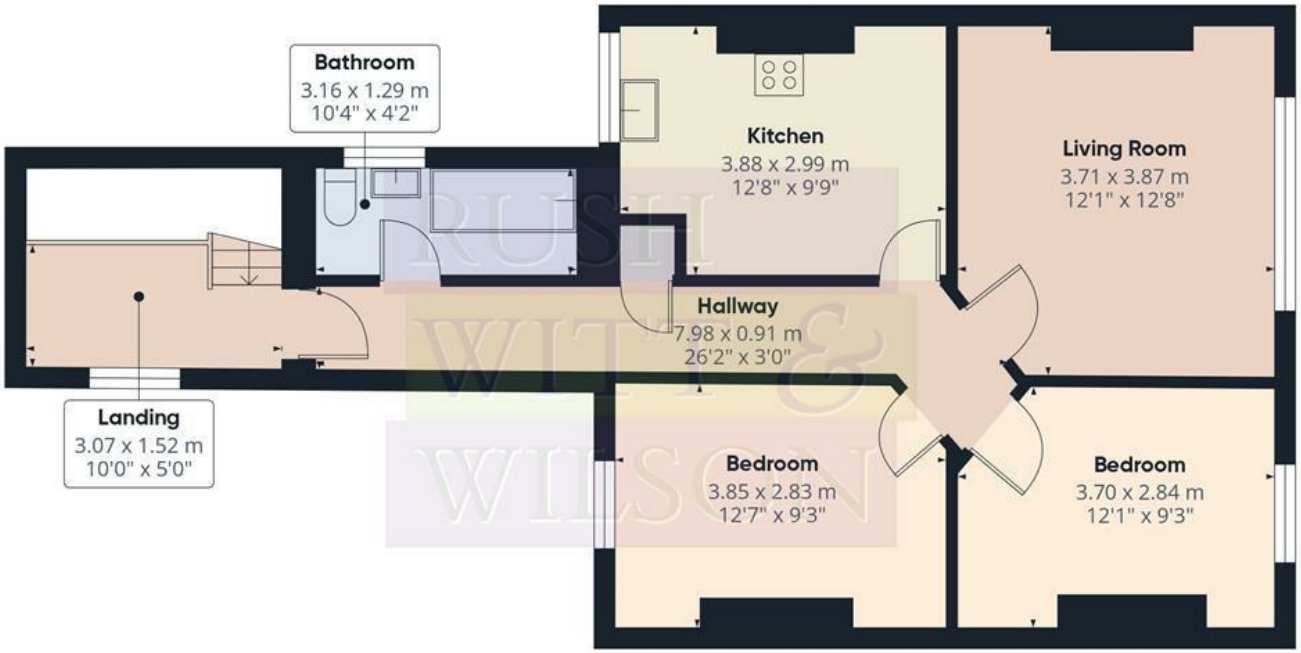



Floor 0




Floor 1

**Approximate total area**(1)

64.7 m²

695 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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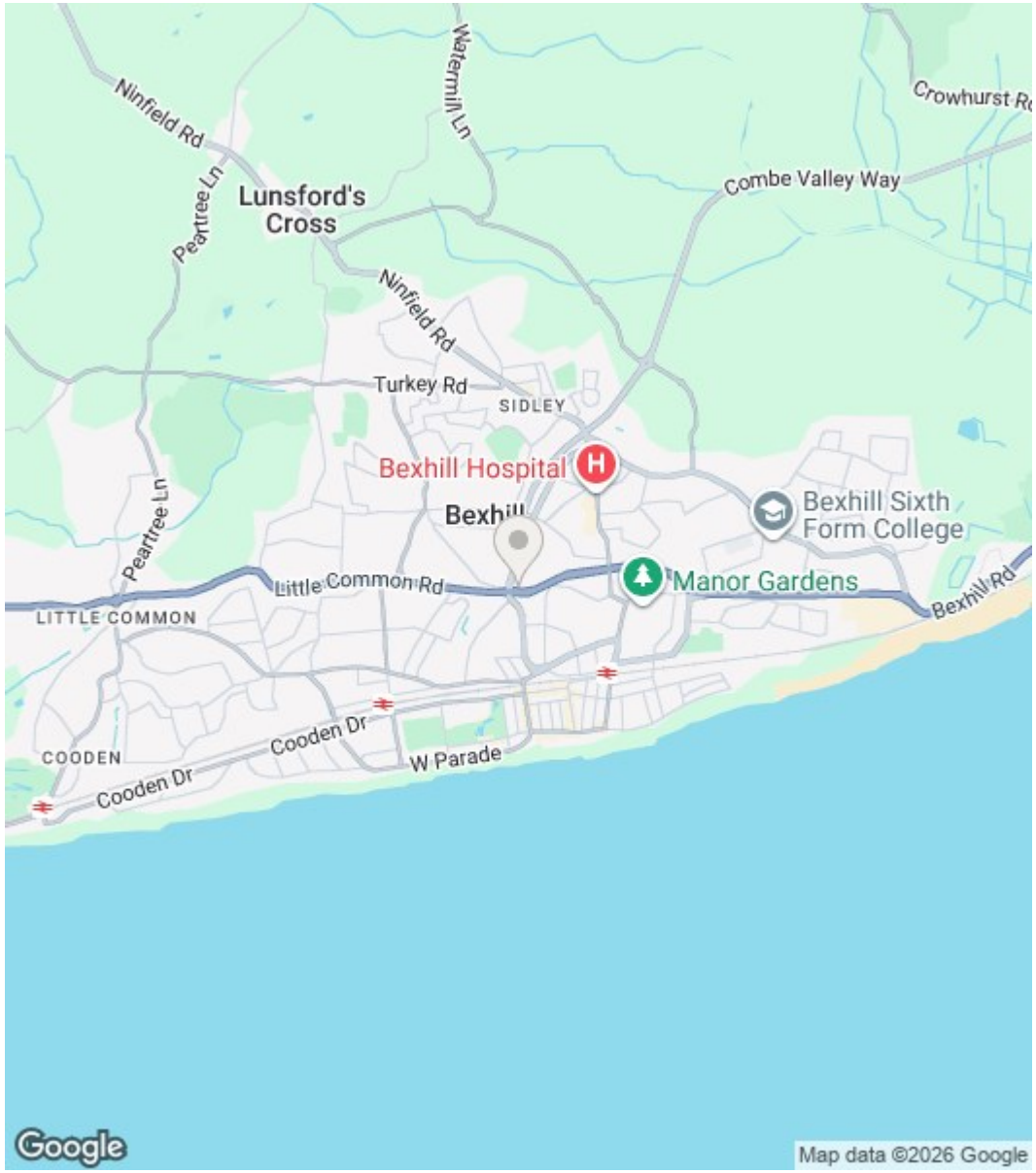


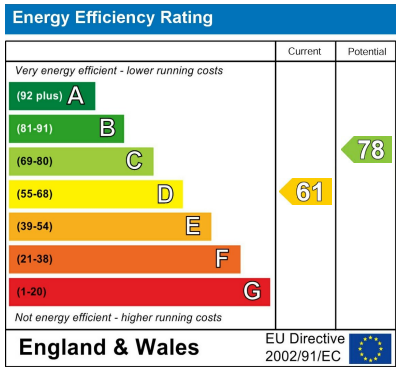


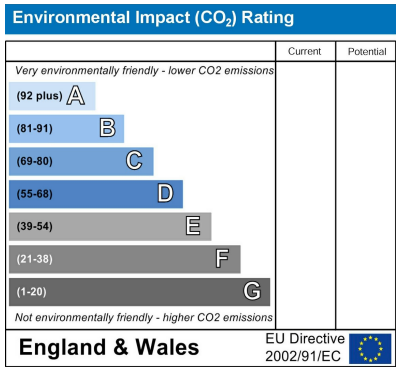


Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

RUSH WITT & WILSON

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