

RUSH  
WITT &  
WILSON



**Flat 1, 24 Sackville Road, Bexhill-On-Sea, East Sussex TN39 3JL  
£165,000**

**A bright and spacious two bedroom first floor apartment situated in the heart of Bexhill town centre with its wide range of amenities and within close proximity to the Bexhill train station offering direct links to London Victoria, Ashford International and Brighton and Bexhill seafront. Internally the property comprises a bay front living room, two double bedrooms, fitted kitchen and modern bathroom suite. Other internal benefits include central heating to radiators and partial double glazing throughout. Viewing come highly recommended by Rush Witt & Wilson, Sole Agents. Council Tax Band A.**



**Communal Entrance Hall**

With stairs leading to the first floor.

**Private Entrance Hallway**

With entrance door, entryphone system, exposed wood flooring.

**Living Room**

16'11" x 12'0" (5.18m x 3.67m )

Bay window to the front elevation, double radiator, exposed wood flooring.

**Bedroom One**

13'9" x 11'6" (4.2m x 3.53m )

Window to the rear elevation, double radiator.

**Bedroom Two**

13'8" x 9'6" (4.19m x 2.9m )

Window to the front elevation and double radiator.

**Kitchen**

10'11" x 9'10" (3.33m x 3m )

Fitted kitchen with range of matching wall and base level units with laminate straight edge worktop surfaces, one and a half bowl sink, drainer and mixer tap, integrated electric oven with four ring gas hob and extractor canopy above and space and plumbing for washing machine, space for free standing fridge and freezer, window to the side elevation and double radiator, exposed wood flooring.

**Bathroom**

Modern suite comprising w.c. with low level flush, pedestal mounted wash hand basin with hot and cold tap, panelled bath with chrome hot and cold tap with additional chrome wall mounted shower controls, chrome shower hand attachment and chrome rain effect shower head, tiled splashbacks and tiled walls, window to the rear elevation.

**Sun Terrace/Fire Escape**

Obscure glass panelled door leading to the fire escape/sun terrace spot

**Lease & Maintenance**

Leasehold. BRAND NEW LEASE 162 YEARS. Service charge £1200 pa

**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.

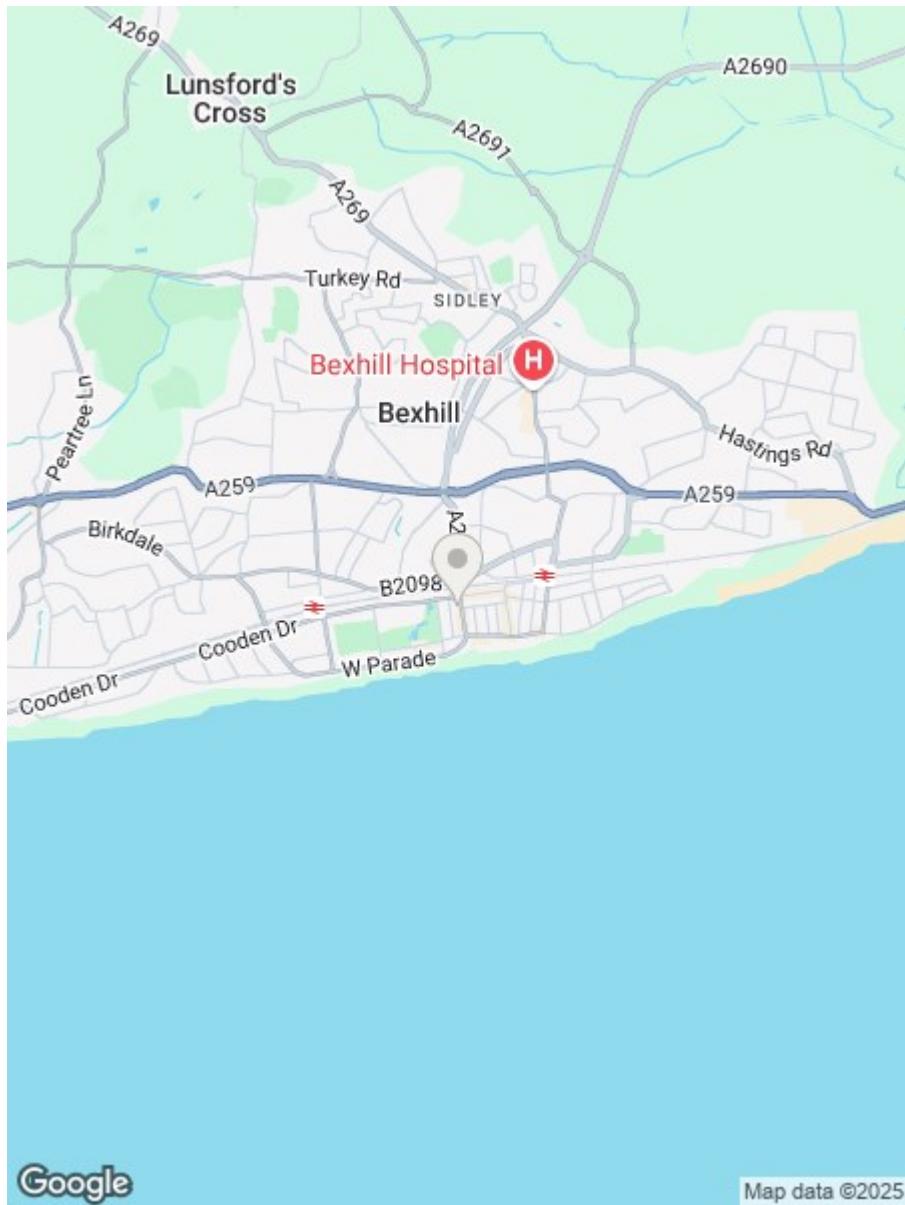


1ST FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.6 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	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	