

**RUSH
WITT &
WILSON**



RUSH
WITT &

12B Linden Road, Bexhill-On-Sea, East Sussex TN40 1DN
£239,500 Leasehold

About this property

An extremely well presented duplex apartment comprising entrance hall, modern fitted kitchen/breakfast room, living room, dining room, modern bathroom suite with separate wc and a separate shower room suite, three double bedrooms, ample storage space, double glazed windows and doors and gas central heating system.

The property is situated in this highly convenient location within Bexhill town centre, within a stones throw to Bexhill seafront, De La Warr Pavilion and Bexhill train station.

Viewings are highly recommended by Rush, Witt & Wilson Sole agents.

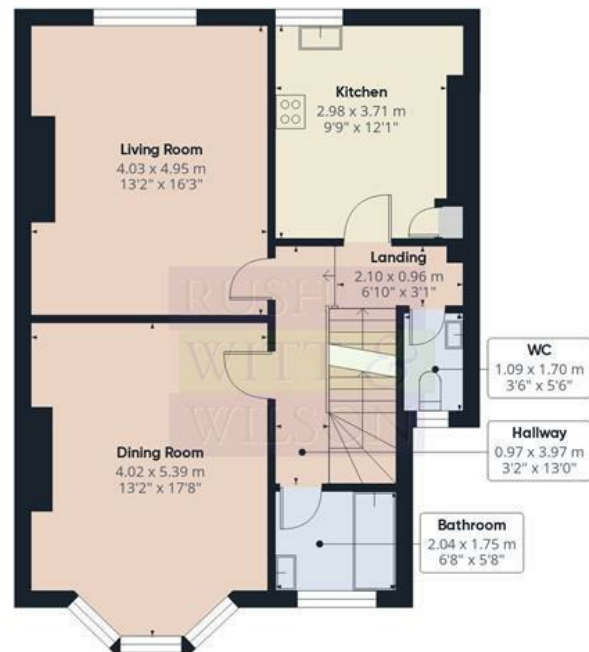








Floor 0



Floor 1

Approximate total area⁽¹⁾

115.4 m²

1242 ft²

Reduced headroom

0.9 m²

9 ft²

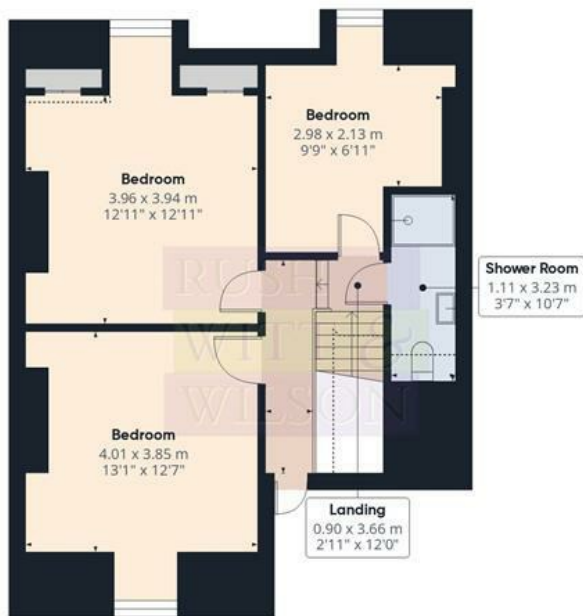
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

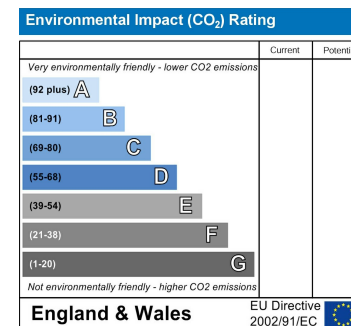
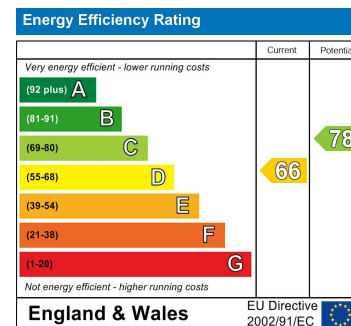
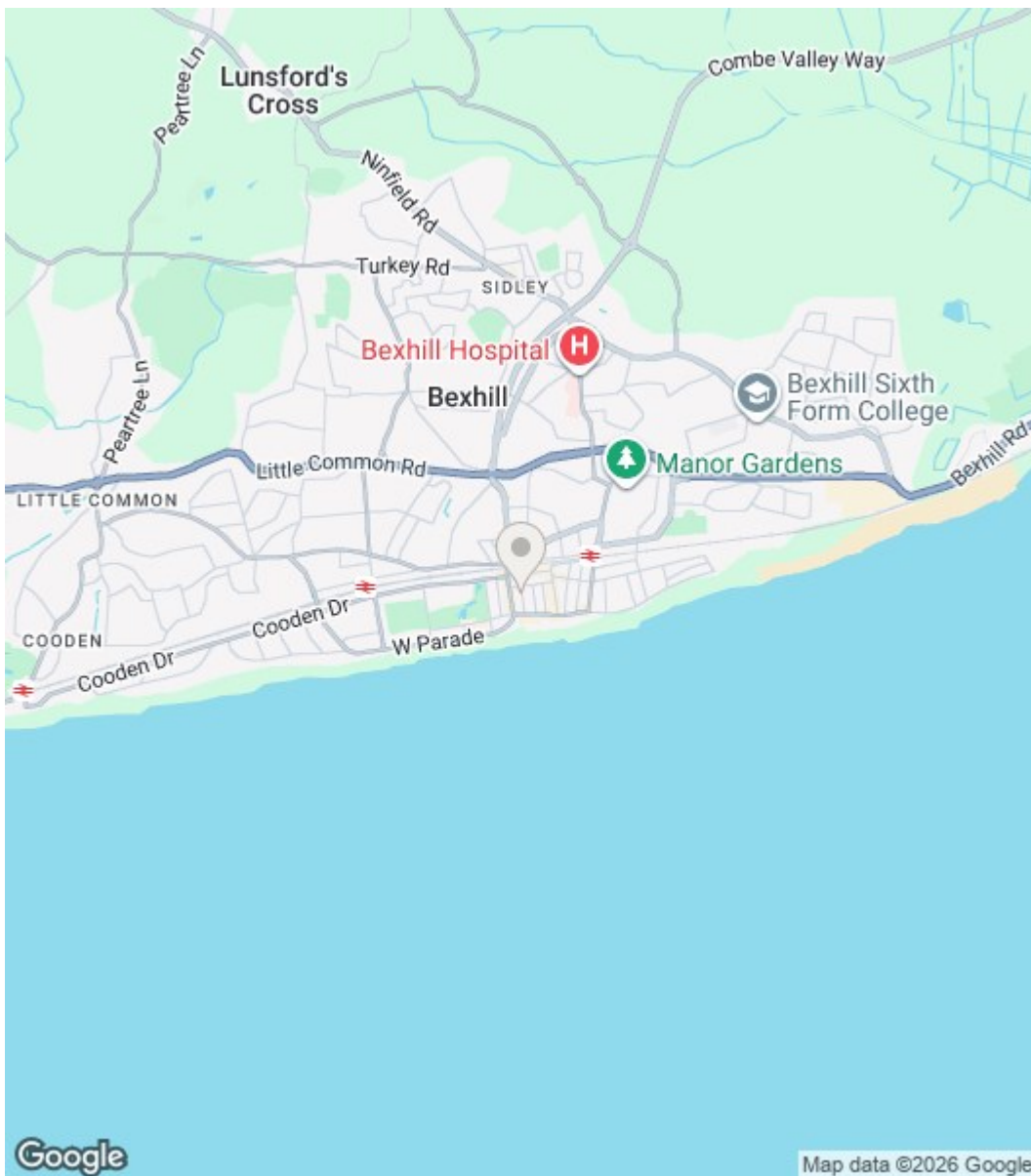
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 2





Council Tax Band - B

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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