

**RUSH  
WITT &  
WILSON**



**Flat 2, 4-5 Devonshire Square, Bexhill-On-Sea, East Sussex TN40 1AB  
£125,000 Leasehold**



**Very spacious one bedroom first floor apartment, situated in the town centre location of Bexhill and within very close proximity to the beach and train station. Offering bright and spacious accommodation throughout, the property comprises private entrance hallway, large living room, fitted kitchen, double bedroom and fitted bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Views come highly recommended by Rush Witt & Wilson Bexhill.**



**Communal Entrance Hallway**

Stairs rising to the first floor.

**Private Entrance Hallway**

Window to the side elevation, radiator, doors off to the following:

**Kitchen**

15'10 x 9'1 (4.83m x 2.77m)

Fitted kitchen with a range of matching wall and base level units, laminate straight edge worktop surfaces, one and a half bowl sink with side drainer and mixer tap, integral oven with four ring gas hob and extractor canopy above, space for freestanding fridge and freezer, space and plumbing for washing machine, radiator, window to the rear elevation, stairs leading down to:

**Living Room**

19'1 x 10'10 (5.82m x 3.30m)

Double glazed window to the rear and side elevations, two double radiators.

**Dining Room/Study**

6'10 x 7'0 (2.08m x 2.13m)

Double glazed window to the rear elevation, radiator.

**Bathroom**

Suite comprising low level wc, panel enclosed bath with chrome mixer tap with chrome shower head attachment, pedestal wash hand basin, radiator.

**Bedroom**

13'9 x 10'5 (4.19m x 3.18m)

Dual aspect via double glazed windows to the front and rear elevations, built in wardrobe cupboards, double radiator.

**Tenure**

**Lease & Maintenance**

There are 75 years remaining on the lease. The vendor has advised us that the annual Ground Rent is £12.05 and the annual Service Charge is £965.83. \*Lease renewal available via separate negotiation\*

**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.

Council Tax Band – A

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

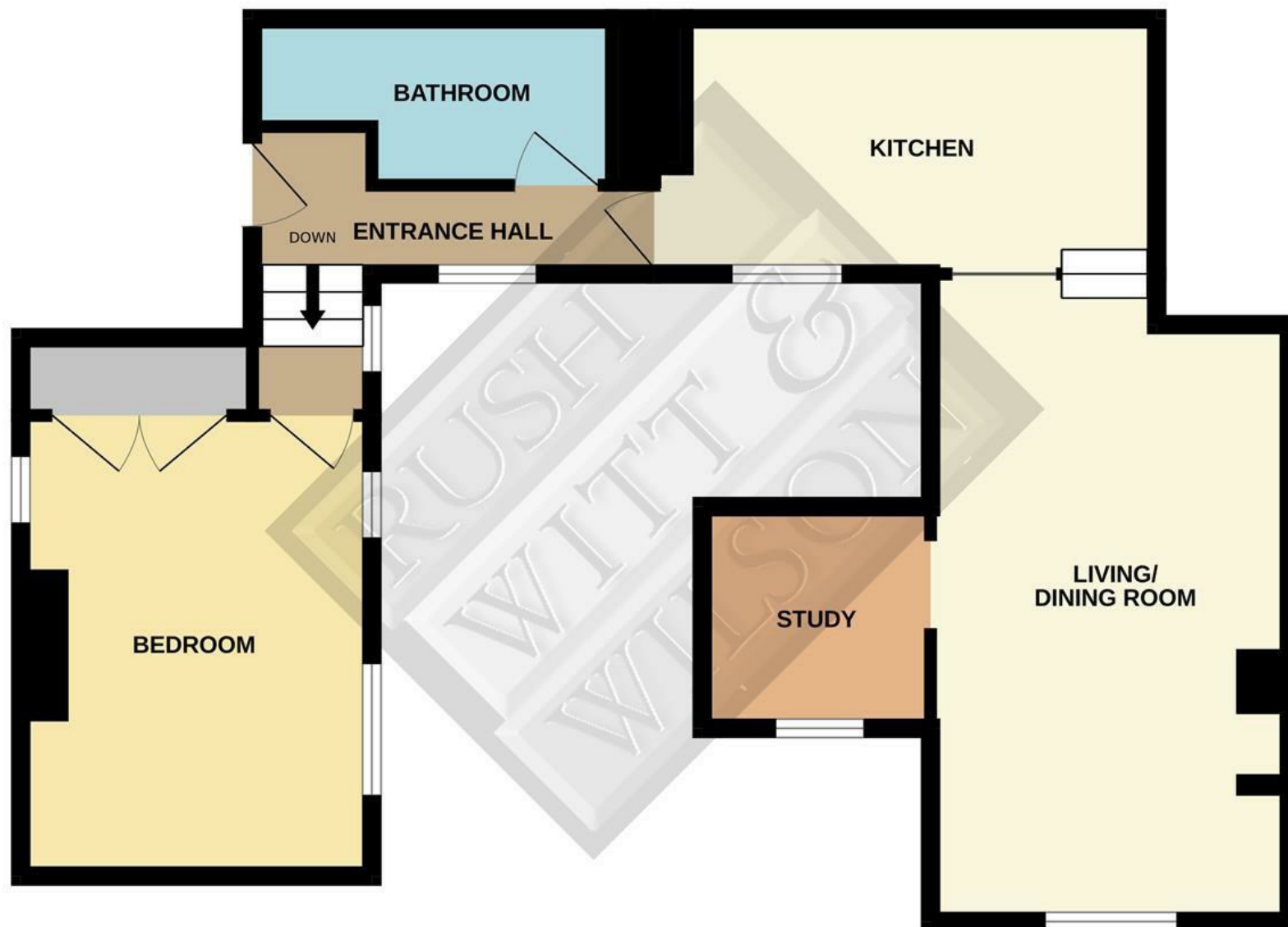
If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.





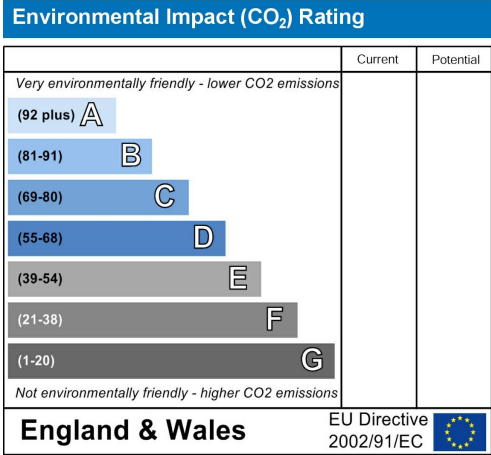
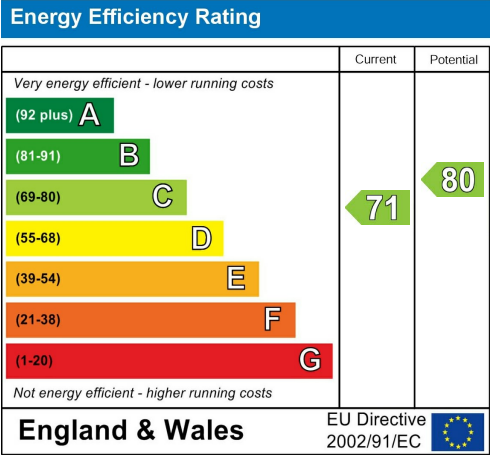
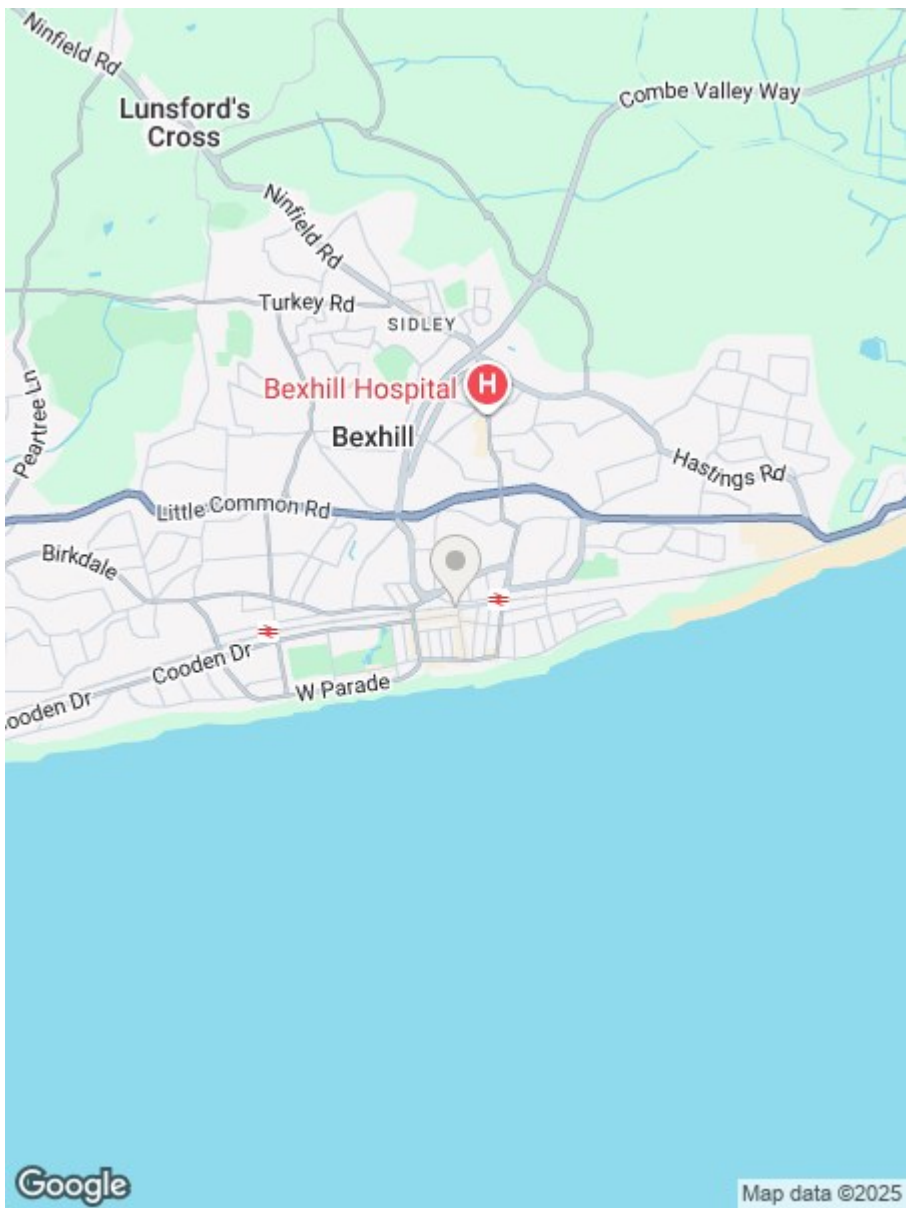


1ST FLOOR  
624 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (57.9 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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