

**RUSH
WITT &
WILSON**



**Flat 4, 54 Sackville Road, Bexhill-On-Sea, East Sussex TN39 3JE
Offers In Excess Of £122,500 Leasehold**

Vendor Suited

An opportunity to acquire this exceptionally well presented top floor flat ideally located in the heart of Bexhill town centre with easy access to local amenities, seafront, mainline rail station, bus stops and Egerton Park. Offering bright and spacious accommodation throughout, the property comprises one double bedroom, open-plan living space with modern fitted kitchen and a modern fitted bathroom. Viewing comes highly recommended by Rush Witt & Wilson Bexhill, to appreciate this well presented property in this highly convenient location.



Communal Hallway

Communal front door leading to hallway, stairs leading to all floors, the property is located on the third floor, private internal front door leading to:

Hallway

Access to loft space, modern electric consumer unit, airing cupboard housing hot water cylinder.

Open-Plan Living Space/kitchen

17'1 x 13'6 (5.21m x 4.11m)

Double glazed sash window to front elevation, double glazed Velux window to front elevation, modern thermostatic electric radiator, modern fitted white gloss kitchen with a range of matching wall and base level units with rolled edge laminate worktop surfaces, integrated electric oven, induction hob with fitted extractor hood above, composite single sink with drainer and mixer tap, plumbing space for washing machine, space for freestanding fridge/freezer, part tiled walls, ceiling mounted spotlights.

Bedroom

10'6 x 8'7 extending to 11'9" at recess (3.20m x 2.62m extending to 3.58m at recess)

Double glazed window to rear elevation, modern thermostatic electric radiator.

Bathroom

Electric heated chrome towel rail, modern white bathroom suite comprising low level WC, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, panel enclosed bath with mixer tap and shower attachment, part tiled wall, extractor fan, bathroom light with electric shaver point.

Lease & Maintenance

There are 121 years remaining on the lease, the ground rent is peppercorn and the annual service charge is approximately £500.00.

Agents Note

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:

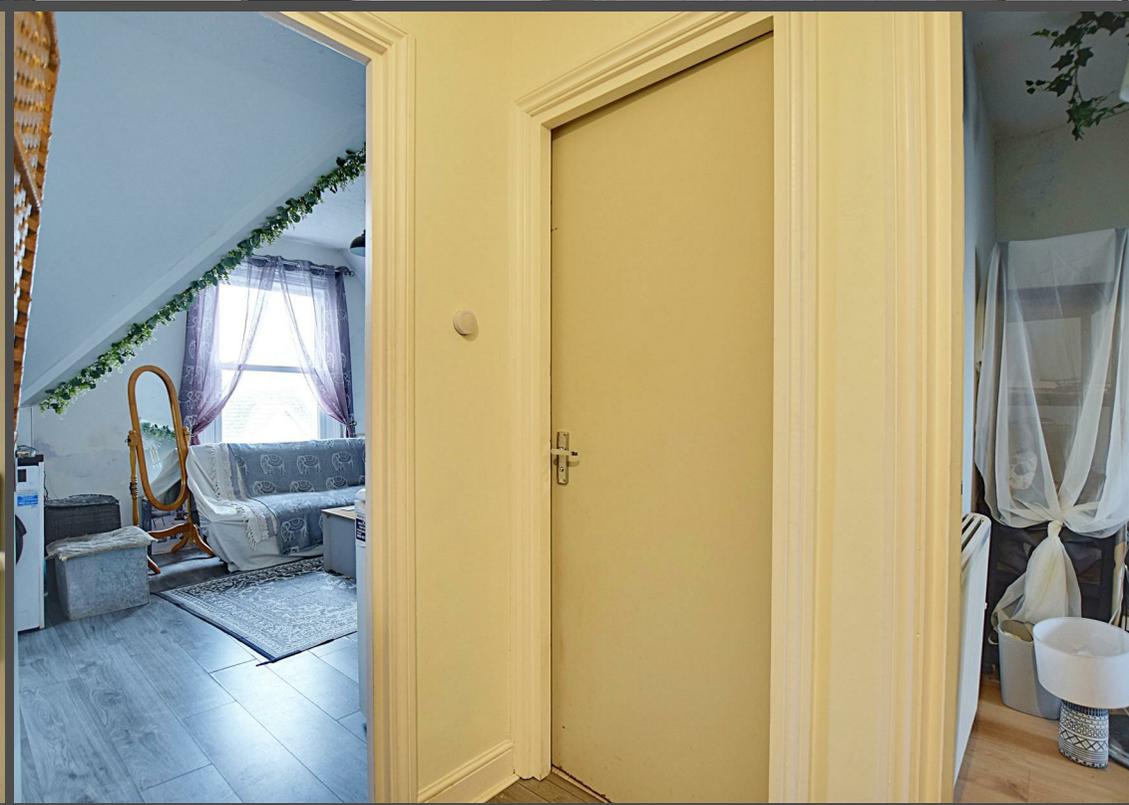
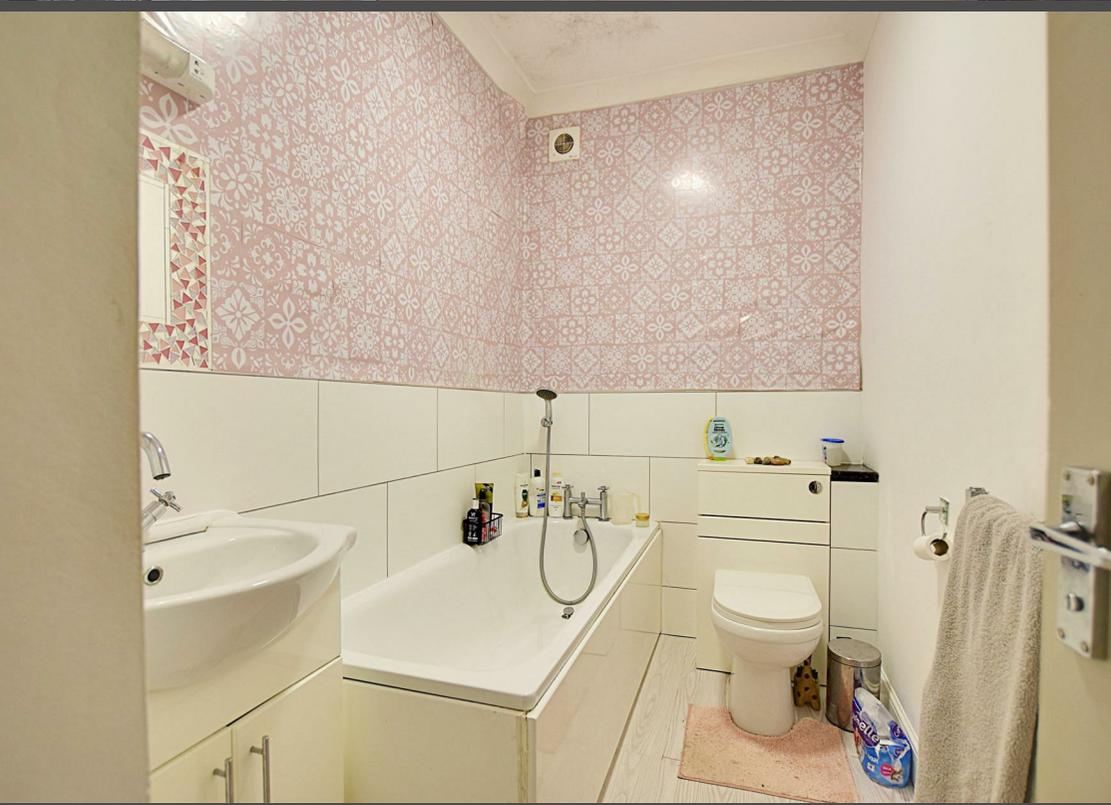
1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

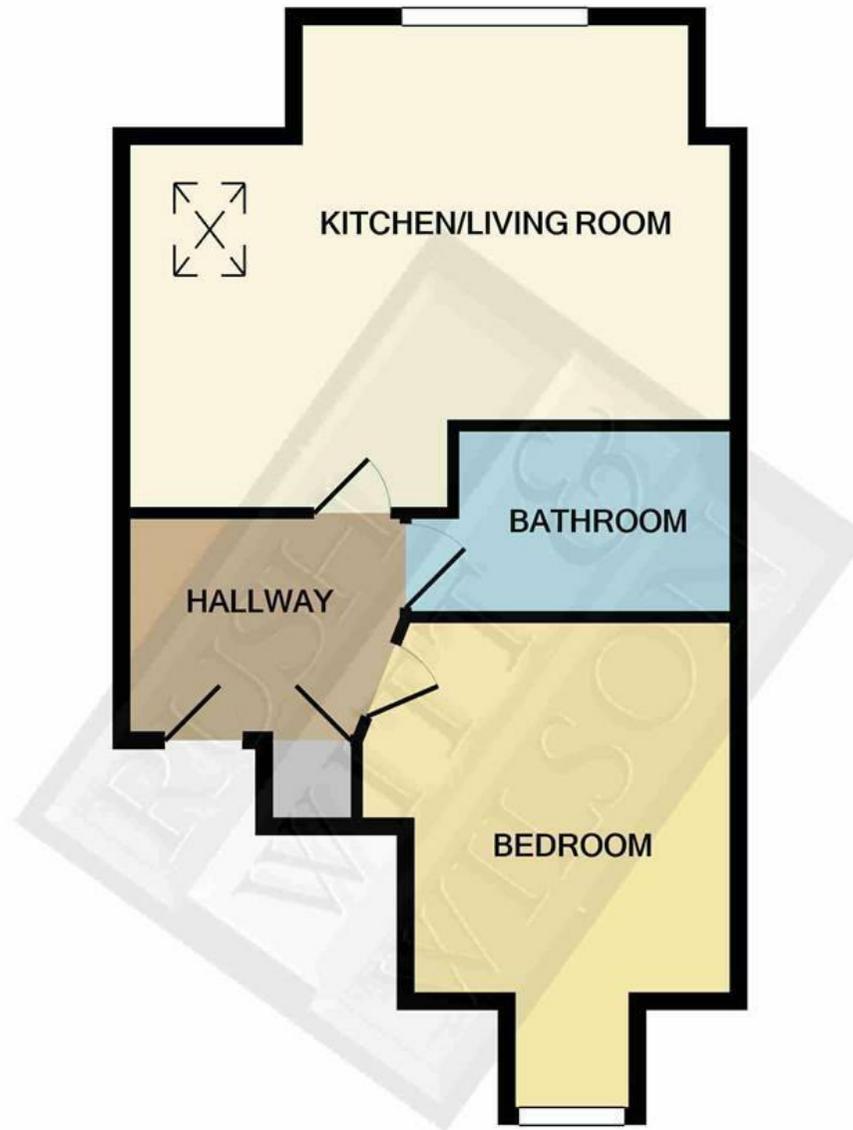
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

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>

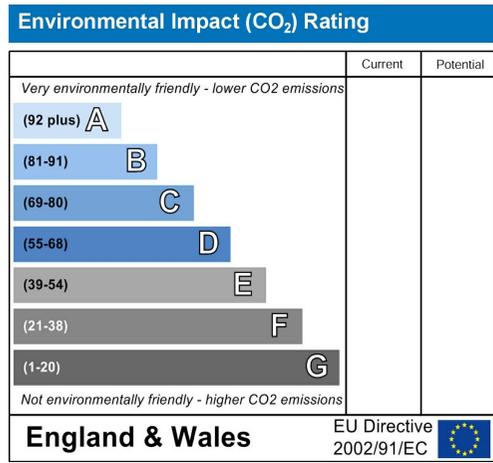
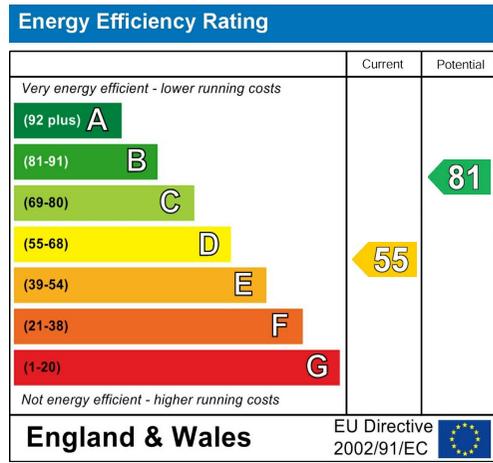
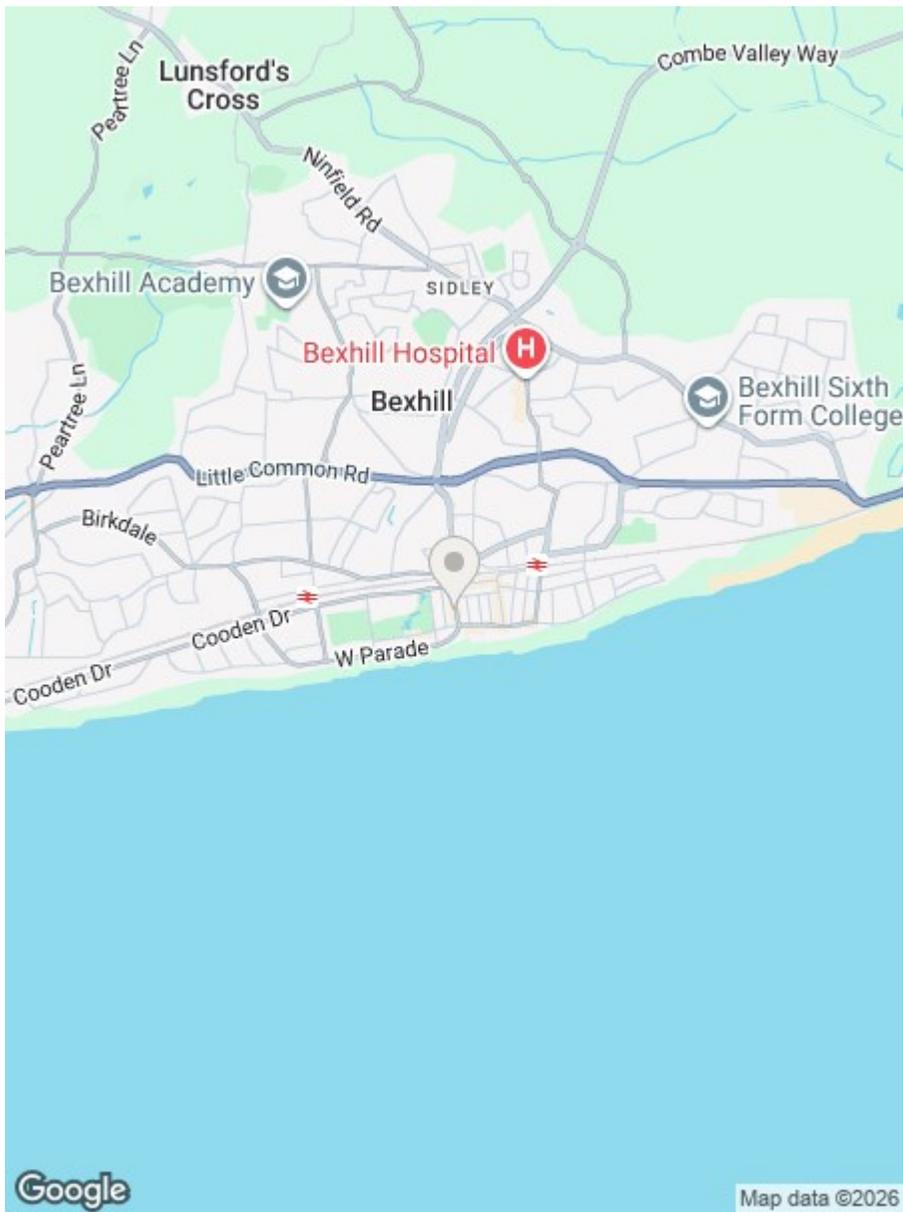




TOTAL APPROX. FLOOR AREA 405 SQ.FT. (37.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2021



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**