

**RUSH  
WITT &  
WILSON**



**4 Martlet House Cranston Avenue, Bexhill-On-Sea, East Sussex TN39 3HD  
£215,000**

**A bright and spacious two bedroom, first floor apartment, situated in this highly sought after location of Collington, Bexhill, comprising two double bedrooms, bay fronted living room, fitted kitchen, bathroom, gas central heating system, double glazed windows and doors, garage en-bloc and communal gardens, share of freehold. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents. Council Tax Band B.**



**Communal Entrance Hall**

With stairs to the first floor.

**Private Entrance Hallway**

With entrance door, radiator, airing cupboard with slatted shelving and hot water cylinder, storage cupboard housing the meters with slatted shelving.

**Living Room**

14'7" x 13'1" (4.46 x 4.00)

Double glazed bay window to the front elevation, radiator.

**Kitchen**

9'10" x 8'9" (3.00 x 2.68)

Fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, one and half bowl sink with drainer and mixer tap, built in electric cooker with four ring gas hob above, space for fridge and freezer, space and plumbing for washing machine, double glazed window overlooking the side elevation, radiator, tiled splashbacks, gas central heating and domestic hot water boiler.

**Bedroom One**

12'4" x 10'11" (3.78 x 3.33)

Double glazed window overlooking the front elevation, radiator, fitted wardrobe cupboards with mirrored doors, hanging space.

**Bedroom Two**

9'7" x 9'5" (2.93 x 2.89)

Double glazed window to the side elevation, radiator, fitted wardrobe cupboards with hanging space and shelving.

**Bathroom**

Suite comprising panelled bath with hot and cold tap, chrome shower attachment and chrome showerhead, vanity unit with wash hand basin and mixer tap, wc with low level flush, obscured glass panelled window to the side elevation, tiled walls, radiator.

**Outside****Communal Gardens**

Mainly laid to lawn with seating areas.

**Garage En-Bloc**

With up and over door.

**Lease And Maintenance**

120 years remaining on the lease. Maintenance is approximately £880 p/a.

**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.

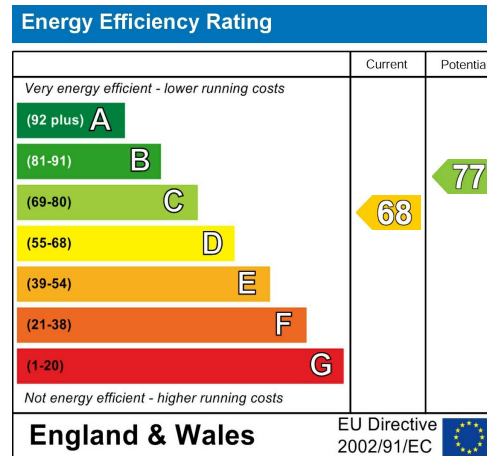
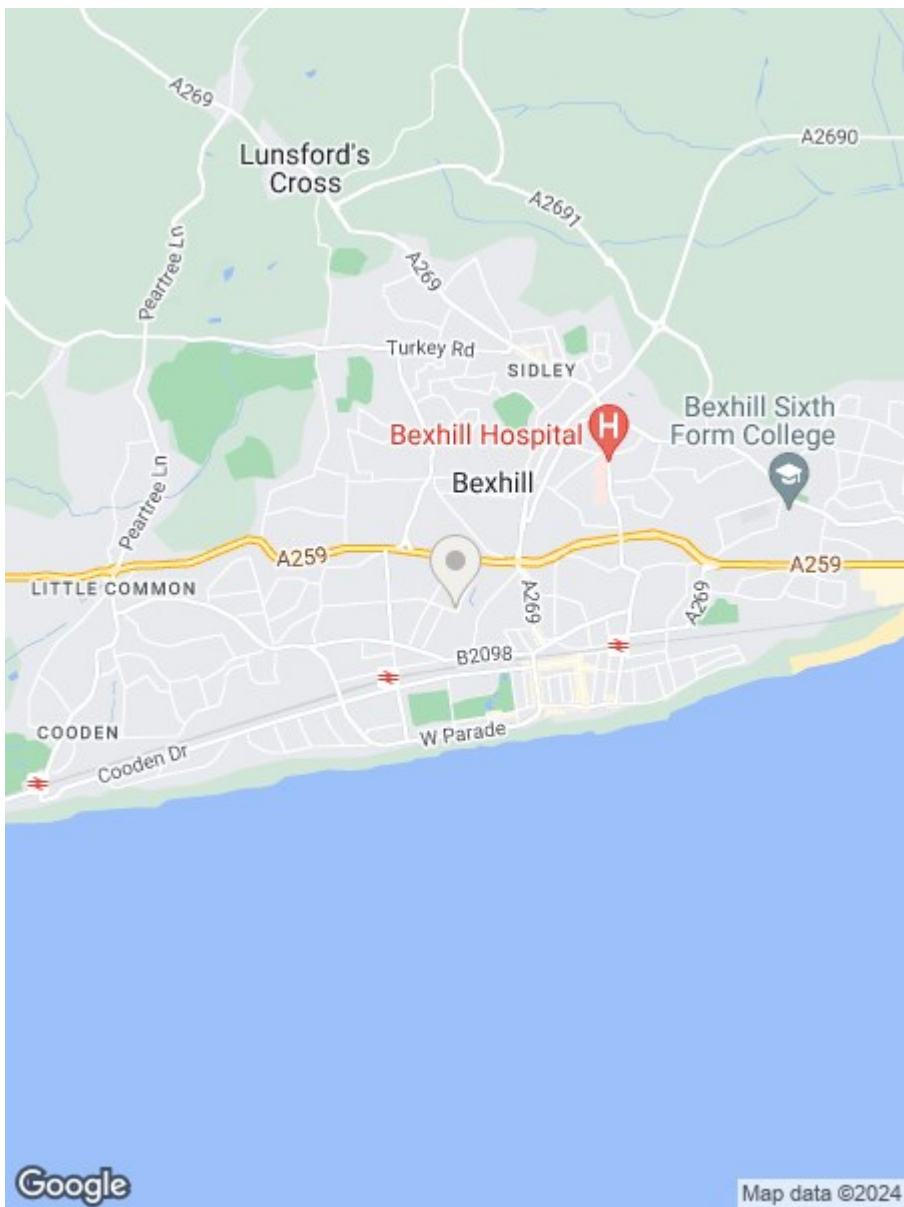


GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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.  
Made with Metropix ©2023



**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