

**RUSH  
WITT &  
WILSON**



**Flat 1, 71 Amherst Road, Bexhill-On-Sea, East Sussex TN40 1QN**  
**Guide Price £225,000**



**A beautiful two bedroom, ground floor, garden apartment, situated in a highly sought after location with in close walking distance to Bexhill town centre, train station and seafront. Internally the property comprises a living room, modern fitted kitchen, large entrance hall, two double bedrooms and a modern bathroom suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts a private low maintenance rear garden. SHARE OF FREEHOLD. Viewing comes highly recommended by RWW sole agents. Council Tax Band A.**



**Communal Entrance Hallway**

With entrance door.

**Private Entrance Hallway**

With entrance door, radiator, large storage storage cupboard housing the gas central heating boiler.

**Living Room**

12'4" x 12'0" (3.78 x 3.67)

Windows to the rear elevation, double radiator.

**Kitchen**

8'3" x 6'11" (2.54 x 2.13)

Modern fitted kitchen with a range of matching wall and base level units with granite straight edge worktop surfaces, dual aspect with windows to both side elevations, butler sink with mixer tap, integrated electric oven with four ring electric hob, integrated fridge and freezer, space and plumbing for washing machine, tiled splashbacks.

**Bedroom One**

16'4" x 14'7" (4.98 x 4.47)

Double glazed bay windows to the front elevation, double radiator, single radiator, feature fireplace.

**Bedroom Two**

16'4" x 11'7" (5.00 x 3.55)

Double glazed windows to the rear elevation, double radiator, built in wardrobe cupboards with mirrored sliding doors, hanging space and shelving.

**Bathroom**

With modern suite, comprising wc with low level flush, floating wash hand basin with hot and cold tap, claw bath with chrome controls and chrome hand/shower attachment and showerhead, obscured double glazed windows to the side and rear elevations, radiator, tiled walls, tiled floor.

**Outside**

**Private Rear Garden**

Side access, patio areas suitable for alfresco dining, area of artificial grass, enclosed to all sides with fencing.

**Lease and Maintenance**

SHARE OF FREEHOLD. Maintenance as and when needed.

**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.





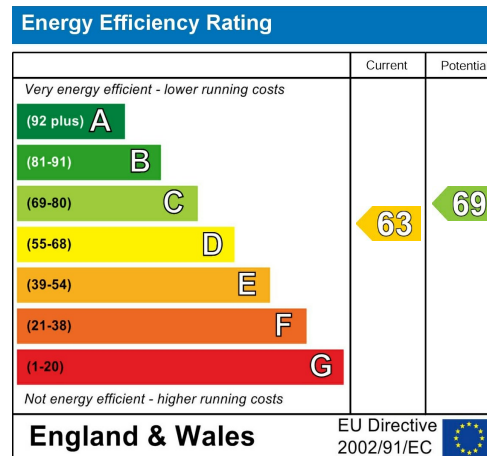
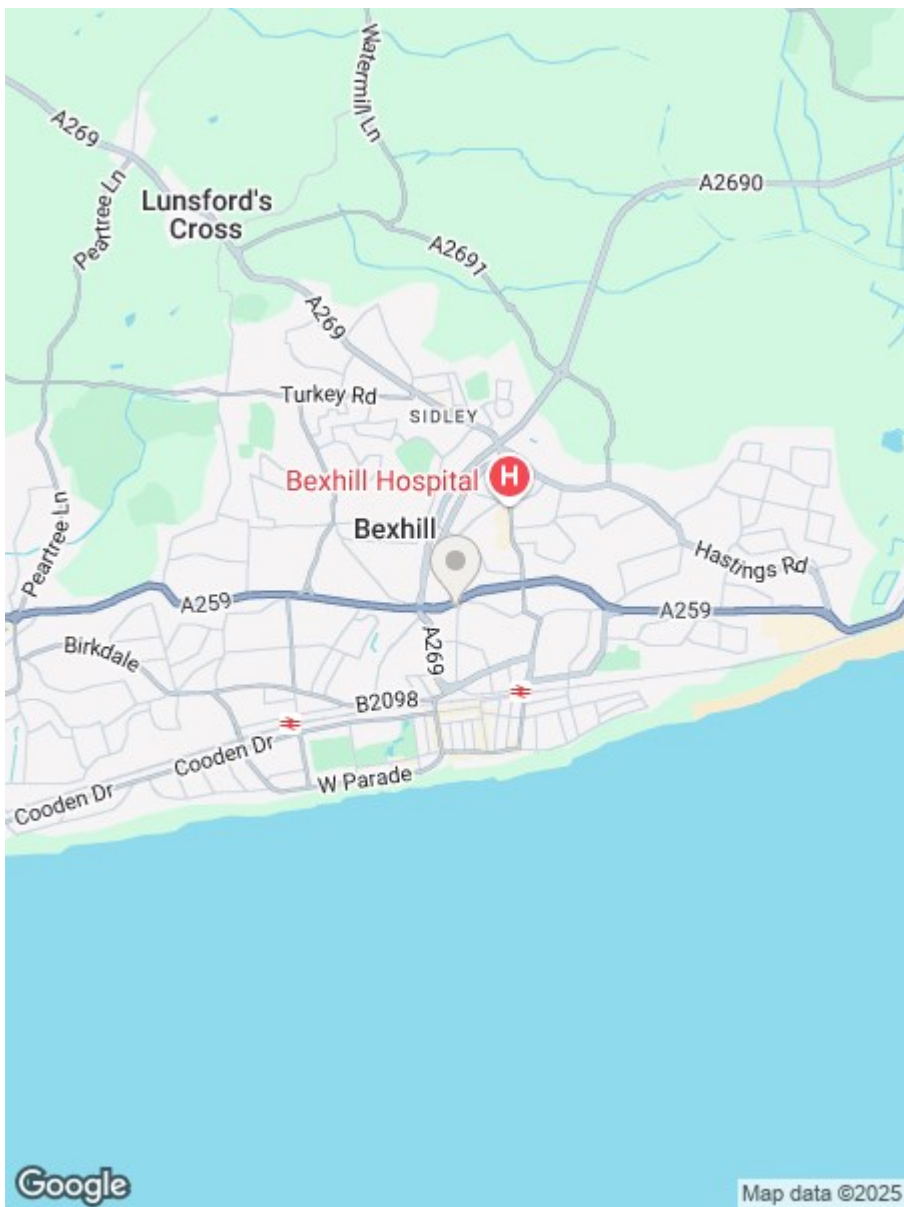


GROUND FLOOR  
728 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.7 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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