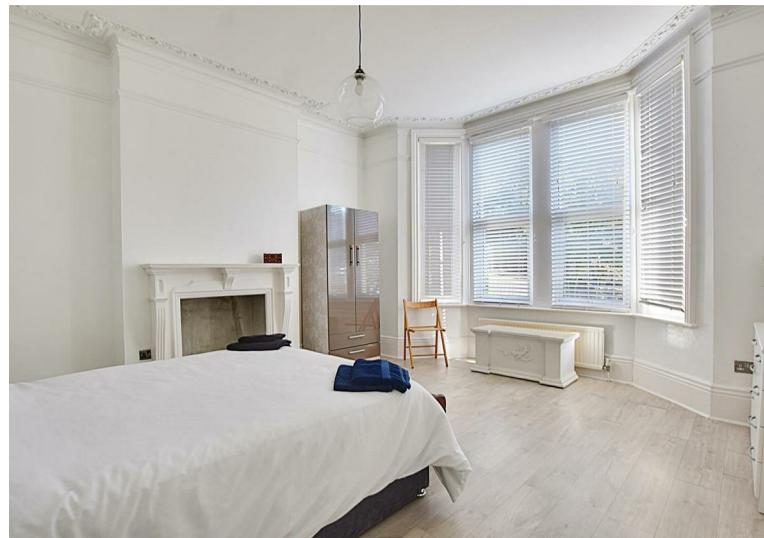


RUSH
WITT &
WILSON



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.

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.

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

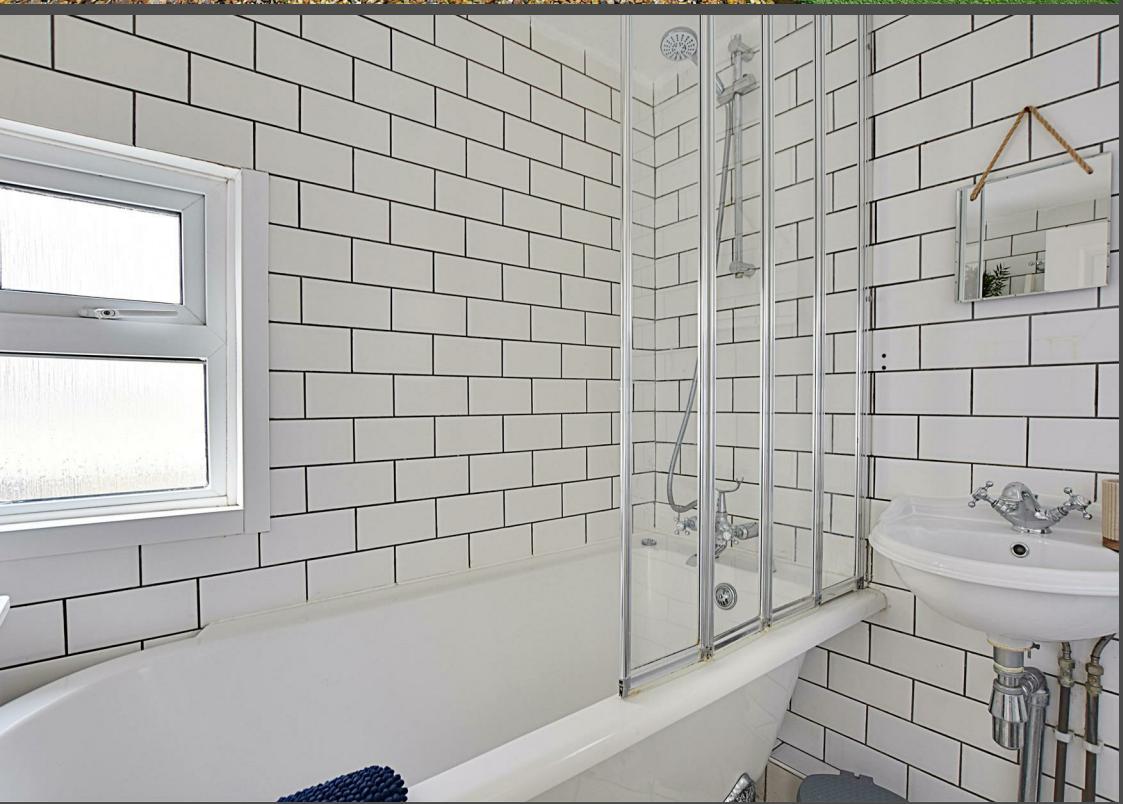
Private Rear Garden

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

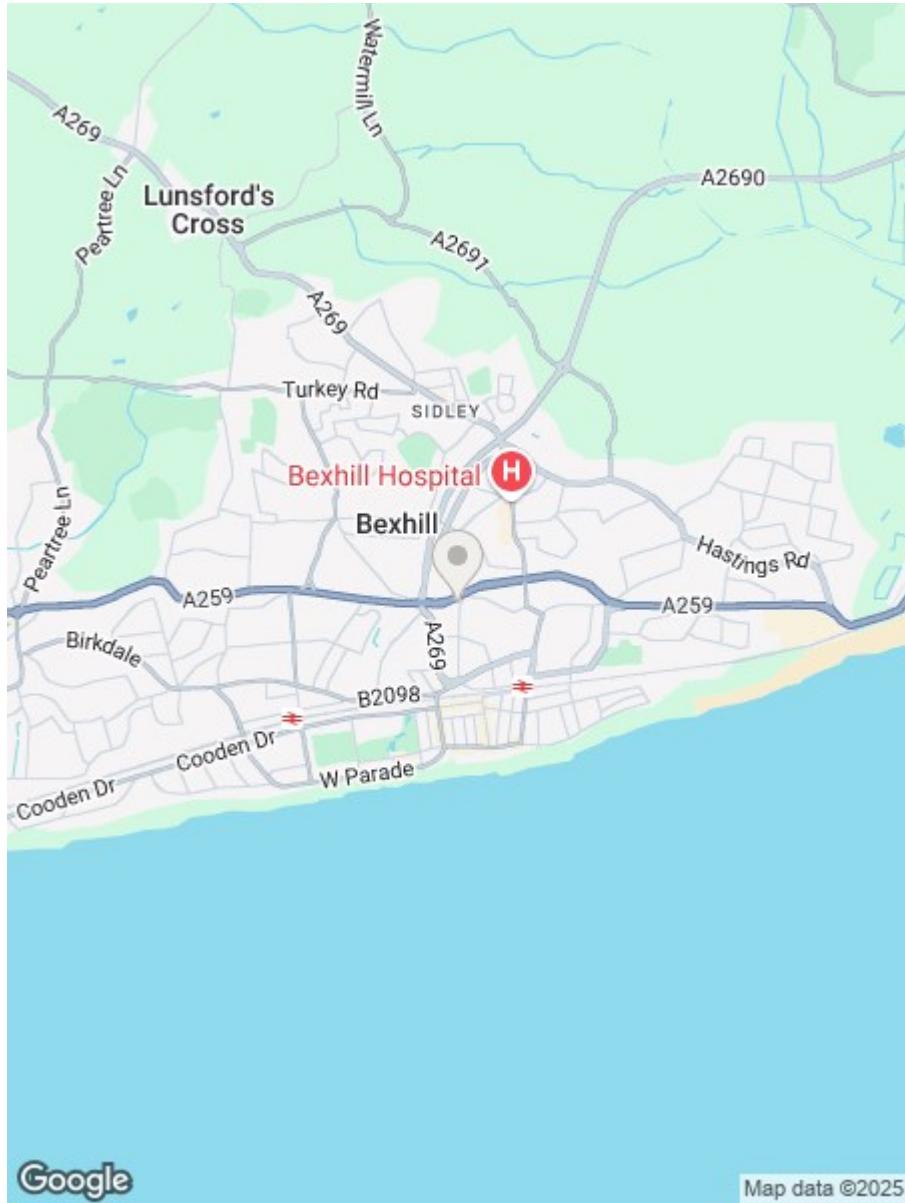


GROUND FLOOR
728 sq.ft. (67.7 sq.m.) approx.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	