20 Linden Road, Bexhill-On-Sea, East Sussex TN40 1DN
£239,950

A beautiful Victorian maisonette situated in the heart of Bexhill Town centre with its excellent range of shopping facilities; services; seafront and mainline railway station into London. Steeped in character and charm, the property comprises, stunning modern fitted kitchen, dining room, living room, two double bedrooms, separate w.c, and modern shower room suite. Other internal benefits include gas central heating to radiators, double glazing throughout and extensive storage space. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents. Council Tax Band A.

Private Entrance Hall
With entrance door, single radiator, additional window to side, stairs to first floor.

Cloakroom
WC with low level flush, wall mounted wash hand basin, tiled splashback, obscure glass window to the front elevation.

Living Room
16'8 x 11'10 (5.08m x 3.61m)
Double glazed bay window to the front elevation, double radiator, brick fireplace with cast iron insert.

Dining Room
15'10 x 11'10 (4.83m x 3.61m)
Window to the rear elevation, single radiator, stairs leading to the raised living room, brick built fireplace with real flame gas coal effect fire set in cast iron Victorian fireplace.

Kitchen/ Breakfast Room
11'6 x 10'2 (3.51m x 3.10m)
Double glazed window to the rear elevation, modern fitted kitchen comprising a range of base and wall units with laminate straight edge wood effect worktops, one and half bowl single drainer sink unit with mixer tap, plumbing for washing machine, integrated oven and grill with electric hob and extractor canopy above with light, space for fridge/freezer, space and plumbing for dishwasher, space for table and chairs, tiled splashbacks, single radiator.

Bathroom
Modern suite comprising walk in shower cubicle with chrome controls, chrome fixed showerhead and hand shower attachment, wash hand basin with vanity unit , drawer and cupboard beneath, chrome heated towel rail, wc with low level flush, part tiled walls, window to the front elevation.

Second Floor Landing
Door through to eaves storage area.

Bedroom One
16'2 x 12' (4.93m x 3.66m)
Double glazed window to the rear elevation, single radiator, brick built feature fireplace.

Bedroom Two
11'9 x 10'2 (3.58m x 3.10m)
Double glazed window to the rear elevation, single radiator, access to roof space.

Maintenance Charges
Remainder of 999 year lease, share of freehold, 1/2 share of works as and when required.

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.

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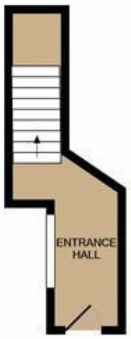

ENTRANCE FLOOR
APPROX. FLOOR
AREA 74 SQ.FT.
(6.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 648 SQ.FT.
(60.2 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 598 SQ.FT.
(55.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1320 SQ.FT. (122.6 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
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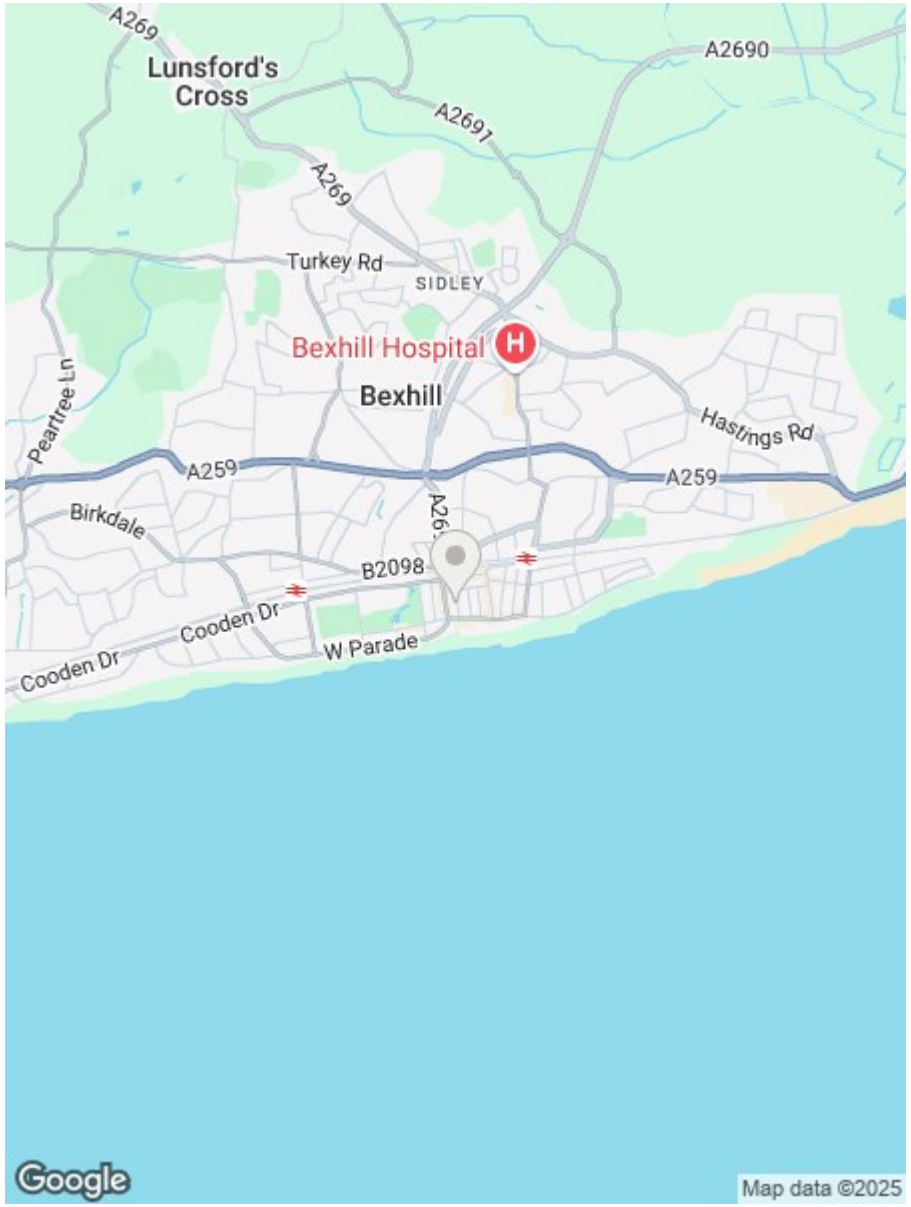

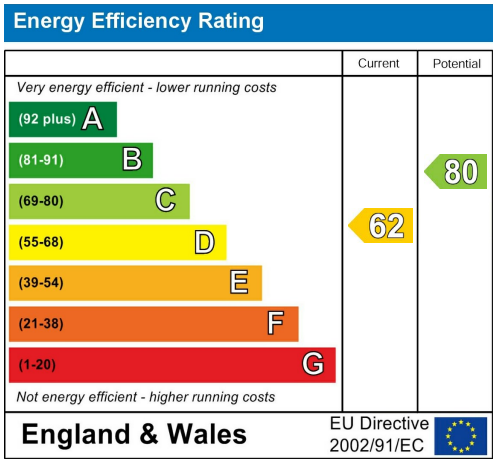

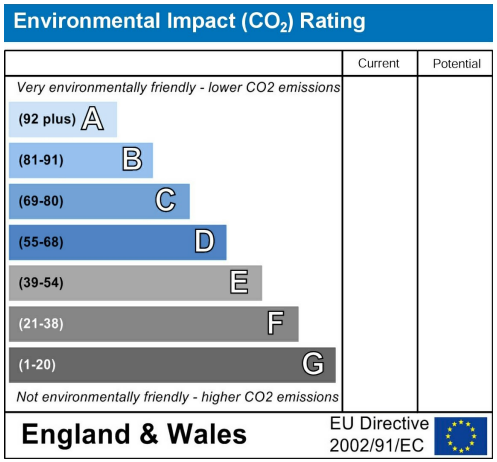

RUSH WITT & WILSON

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