

**RUSH
WITT &
WILSON**



**Flat 27 Charter Towers Hastings Road, Bexhill-On-Sea, East Sussex TN40 2LY
£202,500**

A beautifully presented two bedroom penthouse apartment in a purpose built block, the property comprises two double bedrooms, kitchen/breakfast room, living room, bathroom and en-suite to master bedroom. The property further benefits from double glazed windows, gas central heating, share of freehold, private allocated parking space, entry phone system, loft space. Viewing comes highly recommended by RWW Bexhill sole agents.



Communal Entrance

With video entry phone system, stairs to second floor.

Private Entrance Hallway

With single radiator, access to roof space, video entry phone system, built-in airing cupboard, additional built-in storage cupboard.

Living Room

13'10 x 10'1 (4.22m x 3.07m)

Window to front elevation, built-in storage cupboard, double radiator, real flame gas fire.

Kitchen/Breakfast Room

16'7 x 13'4 (5.05m x 4.06m)

Window to rear elevation, beautiful fitted kitchen comprising a range of high gloss finish base and wall units with solid wood block work tops, circular bowl single drainer sink unit with mixer tap, plumbing for washing machine, integrated oven and grill with gas hob and matching brush stainless steel extractor canopy with light, breakfast bar, tiled splash backs, concealed lighting, single radiator, wood flooring, space for fridge/freezer, large built-in storage cupboard.

Bedroom One

18'5 x 13'9 (5.61m x 4.19m)

Window to front elevation with glimpse of the sea, built-in wardrobe cupboards, single radiator.

En-Suite Shower Room

Suite comprising walk-in shower with fixed chrome shower head, hand shower attachment and chrome controls with tiled splash backs, W.C. with low level flush, pedestal wash hand basin, part tiled walls, wood effect flooring, chrome heated towel rail.

Bedroom Two

13'7 x 13'2 (4.14m x 4.01m)

Window to rear elevation, single radiator, built-in wardrobe cupboards.

Bathroom

Suite comprising panelled shower/bath with fixed shower head, hand shower attachment and chrome controls with additional hand attachment, W.C. with low level flush, pedestal wash hand basin, part tiled walls, chrome heated towel rail, wood effect flooring.

Outside**Communal Gardens**

Mainly laid to lawn which are all beautifully kept with flower and shrub beds which are all well stocked.

Allocated Parking Space**Maintenance Details**

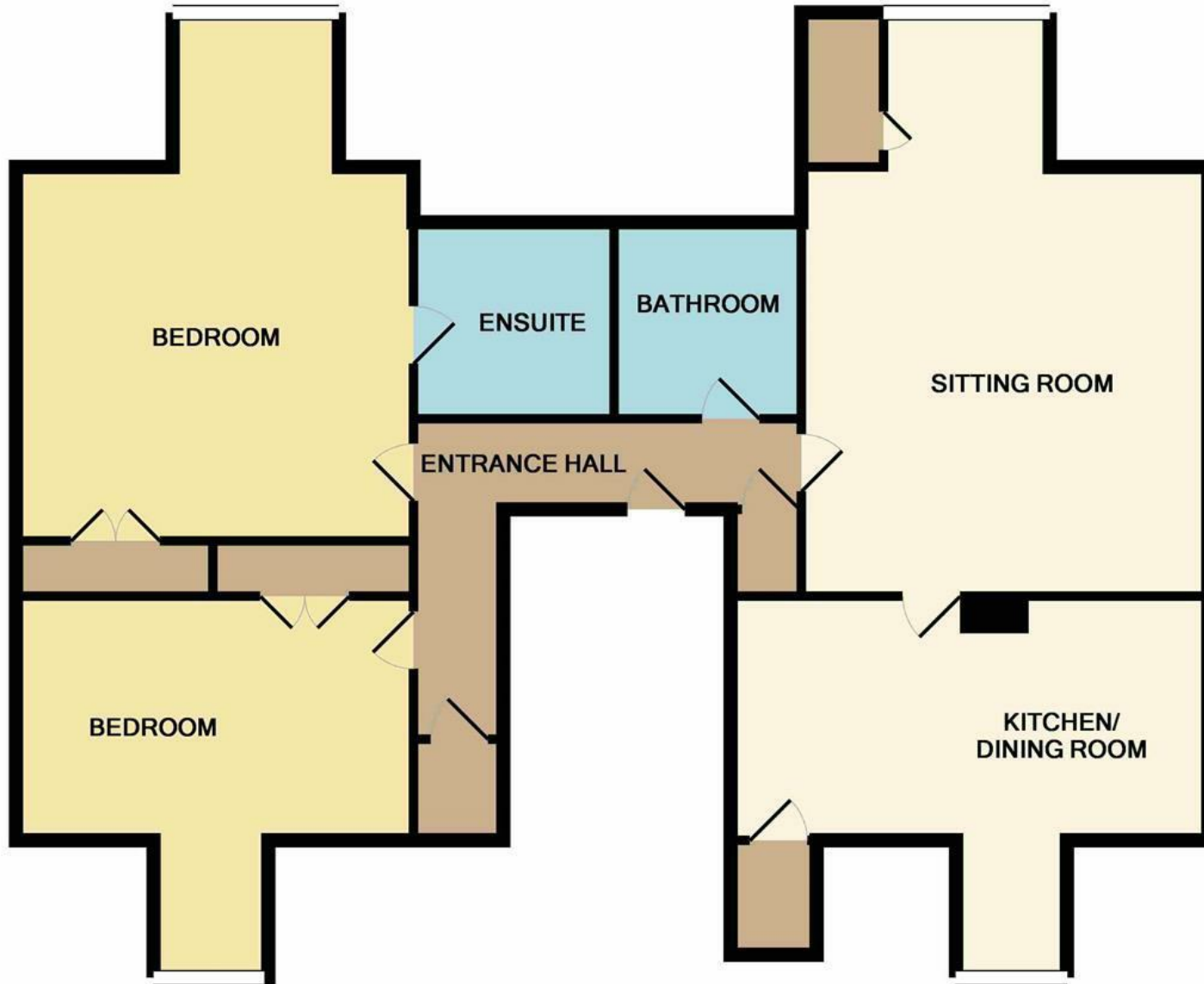
Share of freehold with a new 999 year lease from January 2019, service charge £900 per annum.

Agents Notes

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.

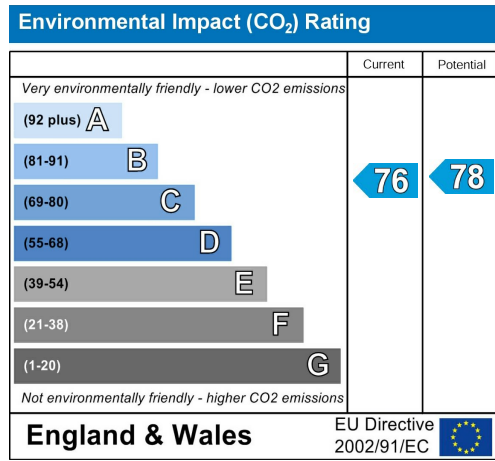
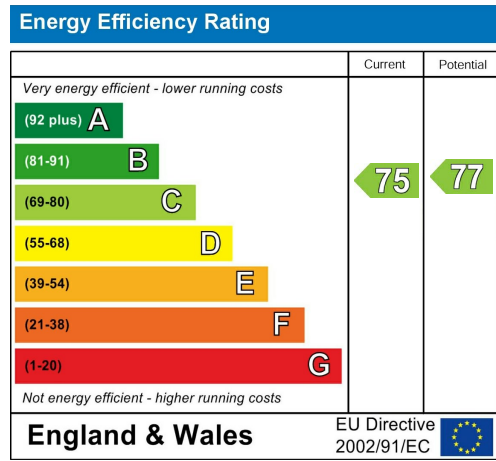
Interest Declared- Seller is an employee of Rush Witt & Wilson Bexhill Ltd.





TOTAL APPROX. FLOOR AREA 955 SQ.FT. (88.7 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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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