

RUSH
WITT &
WILSON



5 The Marlowes Hastings Road, Bexhill-On-Sea, East Sussex TN40 2NS
£239,950

A spacious bright, refurbished two bedroom top floor flat with sea views and south facing sun balcony, no chain, gas central heating system, new kitchen and bathroom, new gas central heating boiler, double glazed windows and doors, purpose built with garage, viewing comes highly recommended by RWW.



Communal Entrance Hallway

With stairs to the second floor.

Private Entrance

Double door wardrobe cupboard, additional storage cupboard, entrance door, entryphone system, single radiator, linen cupboard.

Living Room

16'9" x 15'10" (5.11m x 4.83m)

Two double radiators, patio doors lead out onto a south facing sun balcony with sea views.

Kitchen/Breakfast Room

12'1" x 13'2" (3.68m x 4.01m)

Window to the front elevation, newly fitted kitchen comprising a range of base and wall units with one and half bowl single drainer sink unit with mixer tap, gas hob, integrated oven and grill, plumbing for washing machine, additional window to the front, single radiator, further storage space, concealed recently installed gas central heating and domestic hot water boiler, space for fridge/freezer.

Bedroom One

13'8" x 12'6" (4.17m x 3.81m)

Single radiator, window to the southerly aspect with beautiful sea views, fitted wardrobe cupboards.

Bedroom Two

12'4" x 8' (3.76m x 2.44m)

Window to front elevation, single radiator, fitted shelving, dressing table and drawers, built in wardrobe cupboard.

Cloakroom

Suite comprising wc with low level flush, inset wash hand basin with vanity unit, electric radiator, obscured glass window to the side elevation, tiled walls.

Bathroom

Recently refitted panelled bath, electric shower unit controls and shower head, wall mounted wash hand basin with vanity unit, obscured glass window to the side elevation, single radiator, tiled walls.

Lease And Maintenance

Approx. 948 years remaining, Share of freehold. Approx. £900 1/2 yearly.

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.

In accordance with Section 21 of the Estate Agents Act 1979 we hereby disclose that the vendor of this property is related to an employee of Rush Witt & Wilson.

Agents Note

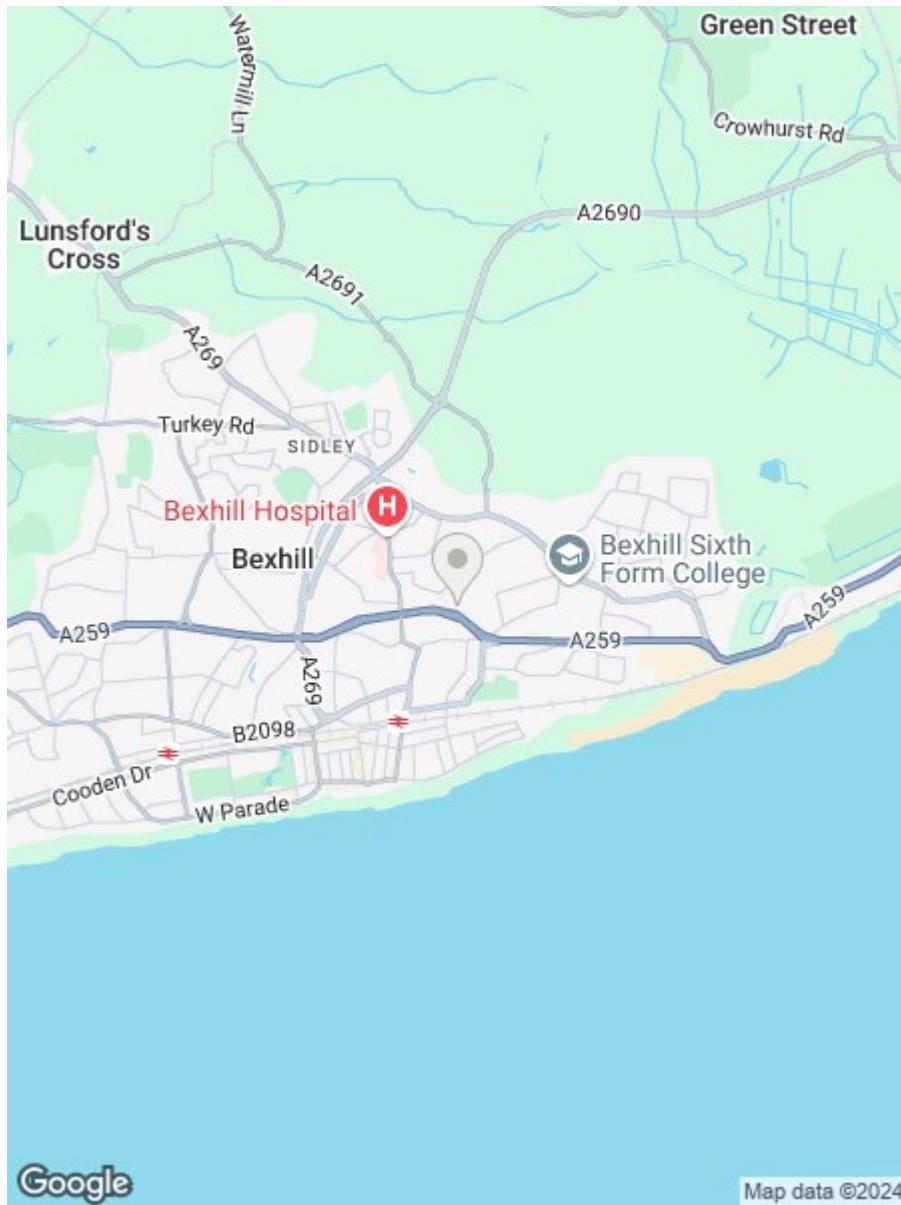




TOTAL FLOOR AREA: 881 sq.ft. (81.9 sq.m.) approx.

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	59	
(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