

**RUSH
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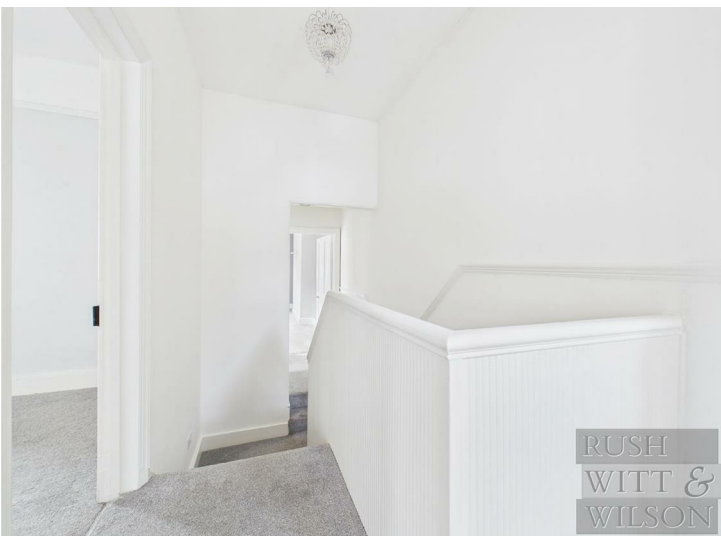
**3a Cornwall Road, Bexhill-On-Sea, East Sussex TN39 3JN
£169,000 Leasehold**

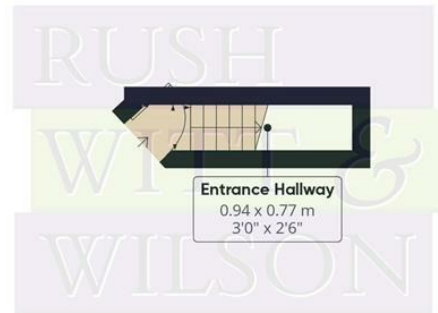
About the property

A well presented two bedroom maisonette apartment comprising entrance hall with stairs leading to the first floor landing, two double bedrooms, bathroom suite, large living/dining area and modern fitted kitchen. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. The property further benefits from a brand new lease of 120 years upon completion.

The property is situated in this highly convenient location of Bexhill, within very close proximity to Bexhill town centre, Bexhill train station, Bexhill seafront and Egerton Park.

Viewings are highly recommended by the vendors chosen sole agents Rush, Witt & Wilson Bexhill.





Floor 0

Approximate total area⁽¹⁾
55.4 m²
596 ft²

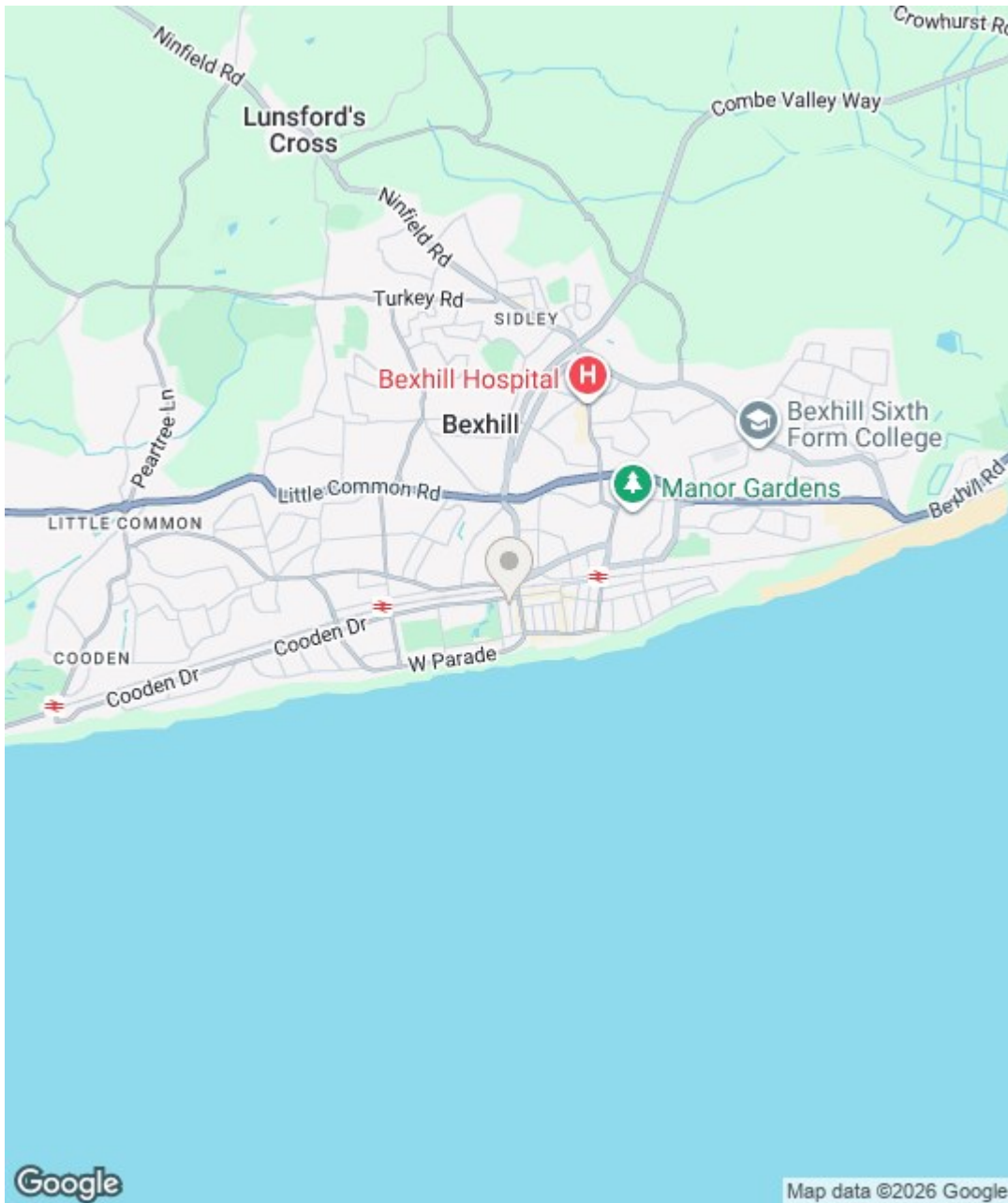


Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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	

Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



3 Devonshire Road, Bexhill-on-Sea, East Sussex, TN40 1AH
 Tel: 01424 225588 | bexhill@rushwittwilson.co.uk | www.rushwittwilson.co.uk