

RUSH
WITT &
WILSON



**Flat 4, 54 Sackville Road, Bexhill-On-Sea, East Sussex TN39 3JE
£125,000 Leasehold**

Vendor Suited

An opportunity to acquire this exceptionally well presented top floor flat ideally located in the heart of Bexhill town centre with easy access to local amenities, seafront, mainline rail station, bus stops and Egerton Park. Offering bright and spacious accommodation throughout, the property comprises one double bedroom, open-plan living space with modern fitted kitchen and a modern fitted bathroom. Viewing comes highly recommended by Rush Witt & Wilson Bexhill, to appreciate this well presented property in this highly convenient location.



Communal Hallway

Communal front door leading to hallway, stairs leading to all floors, the property is located on the third floor, private internal front door leading to:

Hallway

Access to loft space, modern electric consumer unit, airing cupboard housing hot water cylinder.

Open-Plan Living Space/kitchen

17'1 x 13'6 (5.21m x 4.11m)

Double glazed sash window to front elevation, double glazed Velux window to front elevation, modern thermostatic electric radiator, modern fitted white gloss kitchen with a range of matching wall and base level units with rolled edge laminate worktop surfaces, integrated electric oven, induction hob with fitted extractor hood above, composite single sink with drainer and mixer tap, plumbing space for washing machine, space for freestanding fridge/freezer, part tiled walls, ceiling mounted spotlights.

Bedroom

10'6 x 8'7 extending to 11'9" at recess (3.20m x 2.62m

extending to 3.58m at recess)

Double glazed window to rear elevation, modern thermostatic electric radiator.

Bathroom

Electric heated chrome towel rail, modern white bathroom suite comprising low level WC, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, panel enclosed bath with mixer tap and shower attachment, part tiled wall, extractor fan, bathroom light with electric shaver point.

Lease & Maintenance

There are 121 years remaining on the lease, the ground rent is peppercorn and the annual service charge is approximately £500.00.

Agents Note

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:

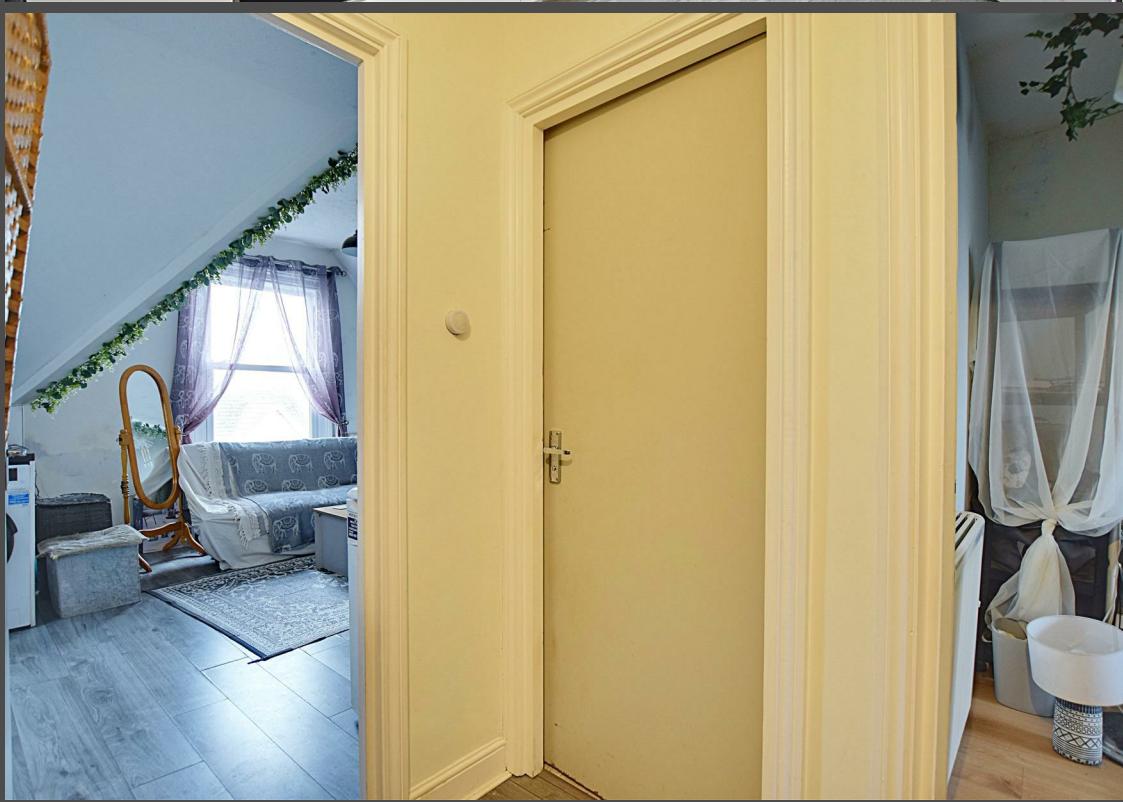
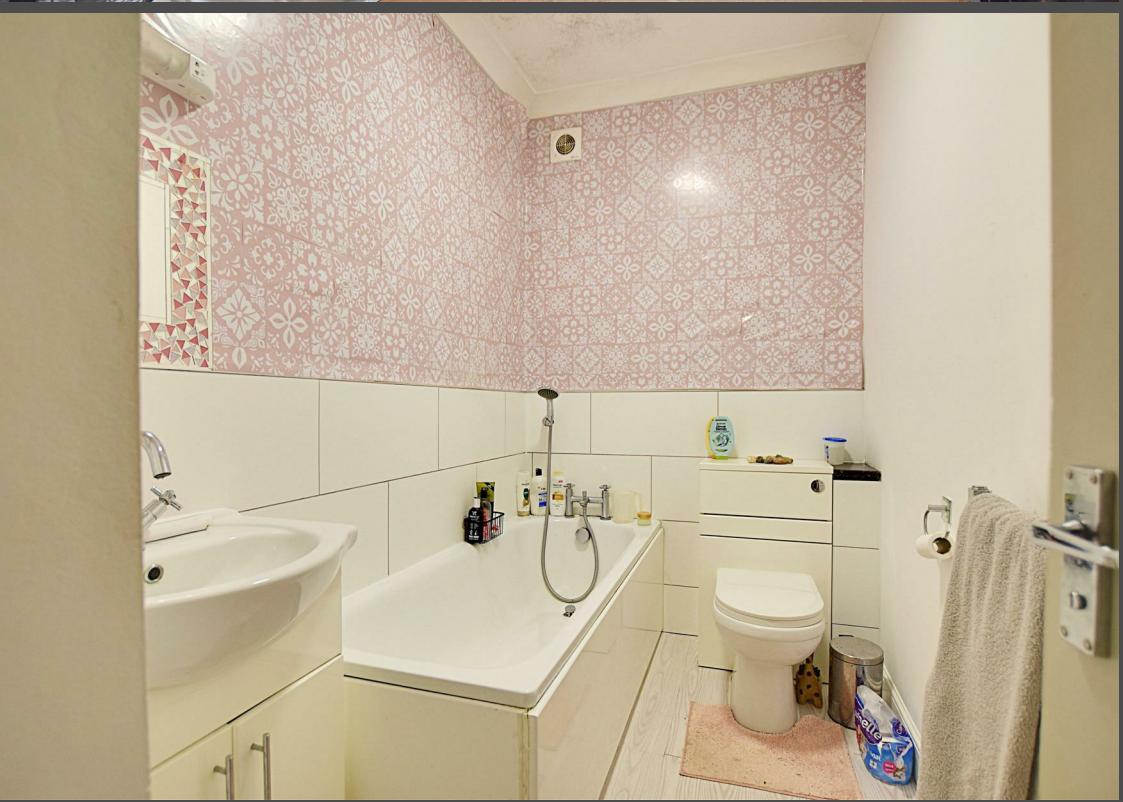
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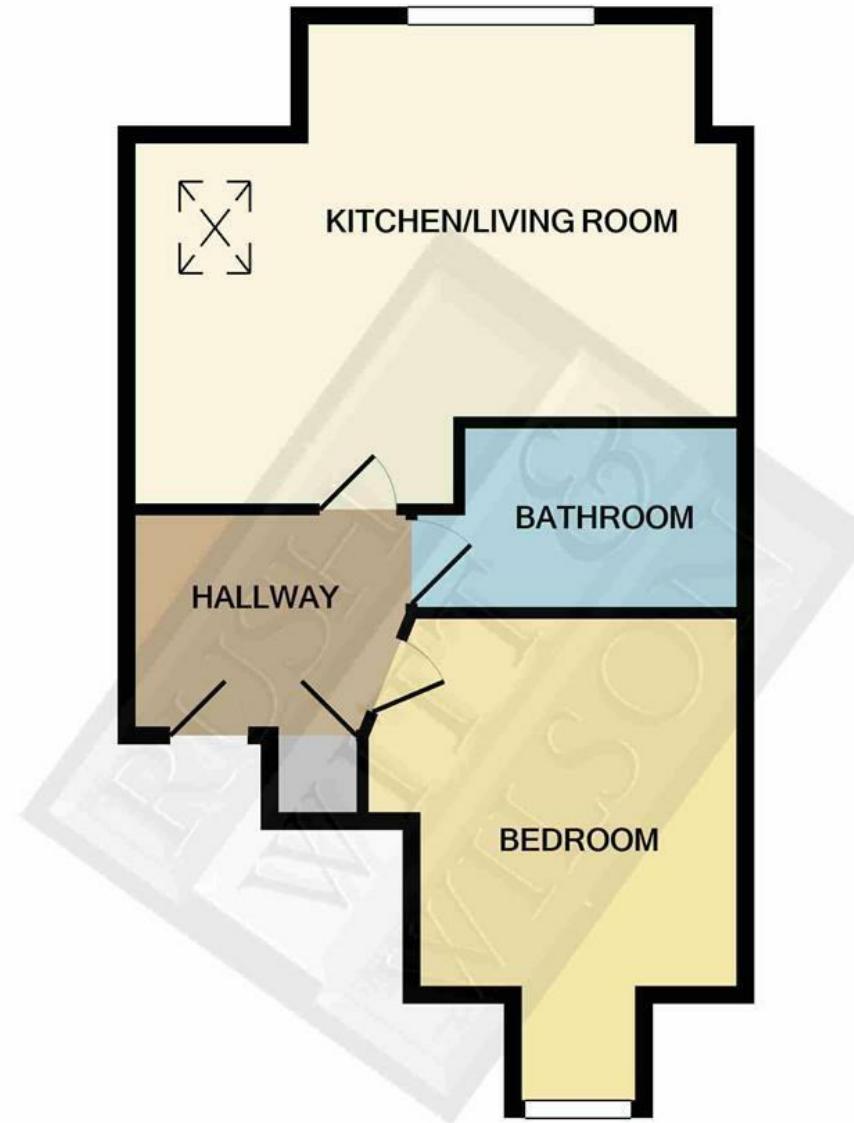
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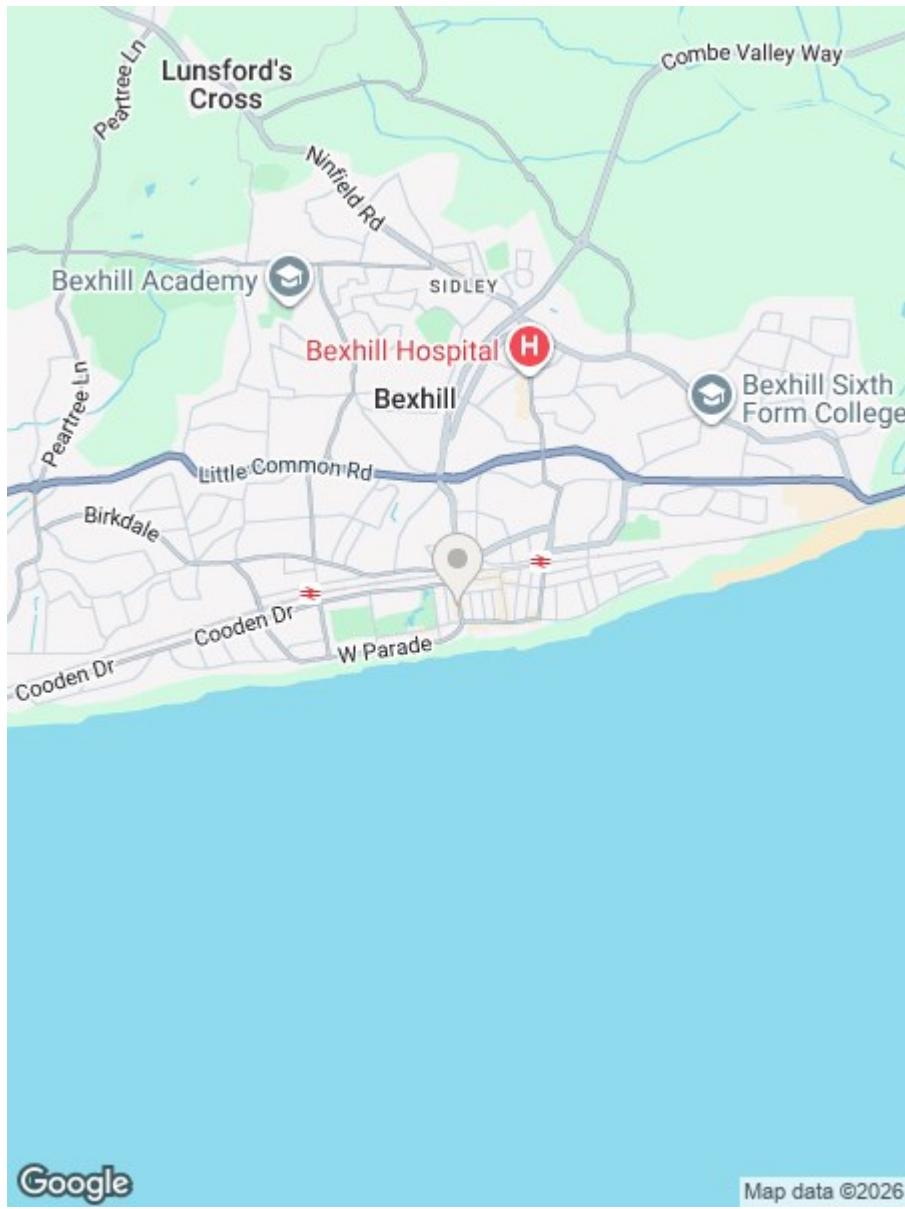
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TOTAL APPROX. FLOOR AREA 405 SQ.FT. (37.6 SQ.M.)

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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Residential Estate Agents
Lettings & Property Management



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

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