

**RUSH
WITT &
WILSON**



**Flat 4 26 Leopold Road, Bexhill-On-Sea, East Sussex TN39 3PF
£99,950**

A one bedroom ground floor flat with private garden, conveniently situated close to Bexhill Town Centre with its excellent range of shopping facilities- seafront- mainline railway station to London and services, private entrance, kitchen/breakfast room, electric storage heating, double glazed windows and doors, shower room, VACANT POSSESSION, viewing comes highly recommended by RWW sole agents.



Private Entrance Hall

With private entrance door leading to hallway comprising built in storage cupboard.

Living Room

11'3" x 6'3" (3.44 x 1.93)

Window to the side elevation, night storage storage heater.

Kitchen

13'3" x 10'6" (4.05 x 3.21)

Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, electric hob with oven and grill beneath, plumbing for washing machine, space for fridge/freezer, door leading out to rear garden.

Bedroom

11'8" x 10'4" (3.56 x 3.15)

Window overlooks the front elevation, night storage heater.

Shower Room

Suite comprising walk in shower with wall mounted electric shower unit, controls and showerhead, wc with low level flush, wall mounted wash hand basin, obscure glass window to the side elevation.

Outside**Rear Garden**

Courtyard garden with timber garden shed, enclosed with fencing.

Lease And Maintenance

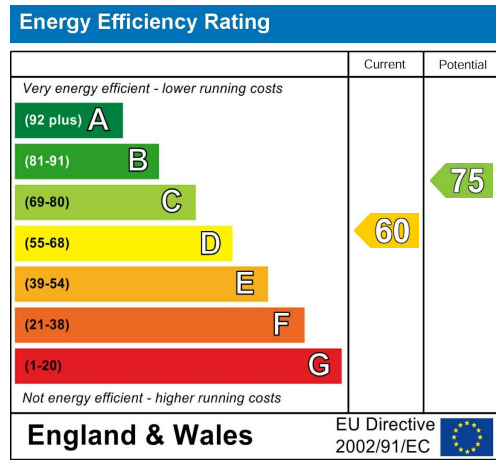
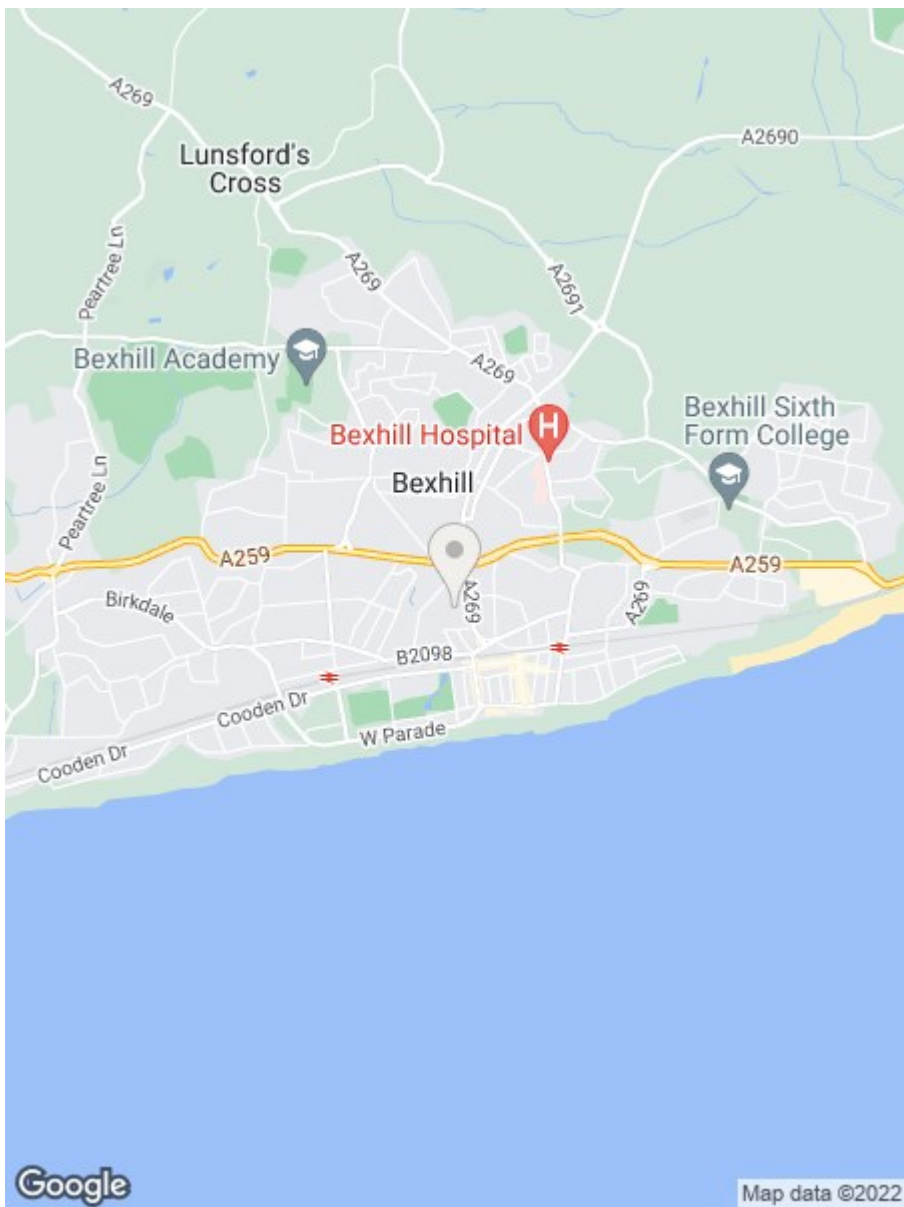
51 years remaining on lease, share of freehold is possible in the future once applied for, 1/6th share maintenance charges.

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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