

**RUSH  
WITT &  
WILSON**



**Flat 2, 10 Clifford Road, Bexhill-On-Sea, TN40 1QA  
£199,995 - Share of Freehold**

A spacious & bright two bedroom first floor flat, situated in beautiful Bexhill, accommodation comprises living room with feature fireplace, modern fitted with breakfast bar, two double bedrooms, bathroom and separate cloakroom. Other benefits include a share of freehold, gas central heating, double glazed windows and no onward chain. Viewing comes highly recommended by Rush Witt & Wilson.

### Communal Entrance Hallway

With stairs to the first floor, window to the side elevation, double radiator, shelving.

### Private Entrance Hall

### Living Room

22'3 x 14'3 (6.78m x 4.34m)

Double radiator, bay window to the front elevation, feature fireplace.

### Inner Hallway

Double radiator, obscure glass window to the side elevation.

### Kitchen/Breakfast Room

11'3 x 10'4 (3.43m x 3.15m )

Window to the rear elevation and fitted kitchen comprising a range of base and wall units with laminate worktops, one and a half bowl single drainer sink unit and mixer tap, electric hob with extractor canopy and light, integrated oven and grill, space for washing machine, space for dishwasher, space for fridge/freezer, built-in storage cupboard, breakfast bar.

### Bedroom One

18' x 9'7 (5.49m x 2.92m )

Window to the rear elevation, double radiator, built-in wardrobe cupboard.

### Bedroom Two

10'8 x 6' (3.25m x 1.83m)

Window to the front elevation, double radiator.

### Bathroom

Suite comprising panelled bath with shower screen and shower attachment, wall mounted wash hand basin with vanity unit beneath and drawers, chrome heated towel rail, partly tiled walls, obscure glass window overlooks the side elevation.

### Separate WC

Wc with low level flush, half height wall tiling, obscure glass window to the side elevation.

### Service & Lease Details

The vendors have advised us that any repairs to the flat is split three ways, the building insurance is split three ways and they pay £350 each and the annual accountants cost is split three ways and they paid £120 each last time. The Lease commenced on 23 January 2004 and expires on 28 September 2192.

### Agents Note

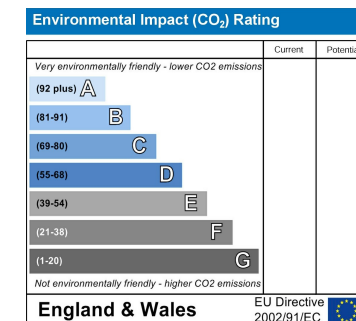
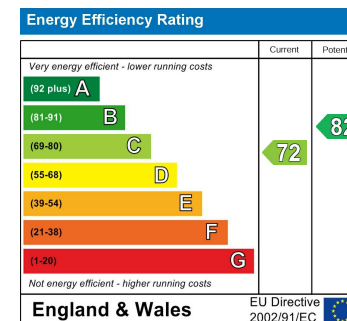
None of the services or appliances mentioned in these sale particulars have been tested.

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.

Council Tax Band – A

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



FIRST FLOOR  
826 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq.ft. (76.7 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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