

RUSH
WITT &
WILSON



**4 Carnoustie Court Eridge Close, Bexhill-On-Sea, East Sussex TN39 3QZ
£204,950**

CHAIN FREE A well presented two bedroom first floor apartment situated in this sought after and convenient location of Collington within easy access to local amenities. Offering bright and spacious accommodation throughout the property comprises two double bedrooms, bay fronted living room, fitted kitchen/breakfast room, separate w.c. and shower room. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout, new combination boiler installed approx. 6 months. Externally the property benefits from a stunning sun balcony and communal gardens. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents, Bexhill.



Communal Entrance Hallway

Stairs leading to first floor.

Private Entrance Hallway

Entrance door, entryphone system, storage cupboard with shelving space.

Living Room

16'11" x 11'1" (5.17m x 3.40m)

Double glazed bay windows overlooking the front elevation with doors leading to the sun balcony, double radiator, feature fireplace.

Kitchen/Breakfast Room

15'1" x 7'6" (4.62m x 2.29m)

Fitted kitchen with a range of matching wall and base level units of laminate straight edge worktop surfaces, sink with drainer and hot and cold tap, integrated electric oven, four ring electric hob and extractor canopy above, space and plumbing for washing machine, space for free standing fridge and freezer, radiator, dual aspect with windows to the front and side elevations.

Bedroom One

14'0" x 10'11" (4.28m x 3.33m)

Double glazed windows to the rear elevation, radiator, two sets of built-in wardrobe cupboards.

Bedroom Two

10'5" x 8'10" (3.18m x 2.71m)

Dual aspect with double glazed windows to the side and rear elevations, radiator, built-in wardrobe cupboards.

Separate WC

Suite comprising w.c. with low level flush, wash hand basin with hot and cold tap, tiled walls, obscure double glazed window to the side elevation.

Shower Room

Suite comprising pedestal mounted wash hand basin with hot and cold tap, walk-in shower cubicle with wall mounted shower controls, chrome shower attachment and chrome shower head, radiator, tiled walls, double glazed obscure glass window to the side elevation.

Outside**Communal Gardens**

Mainly laid to lawn with various plants, shrubs and small tree.

Lease & Maintenance

SHARE OF FREEHOLD, 943 years remaining on the lease, £2000 p/a service charge.

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 – B

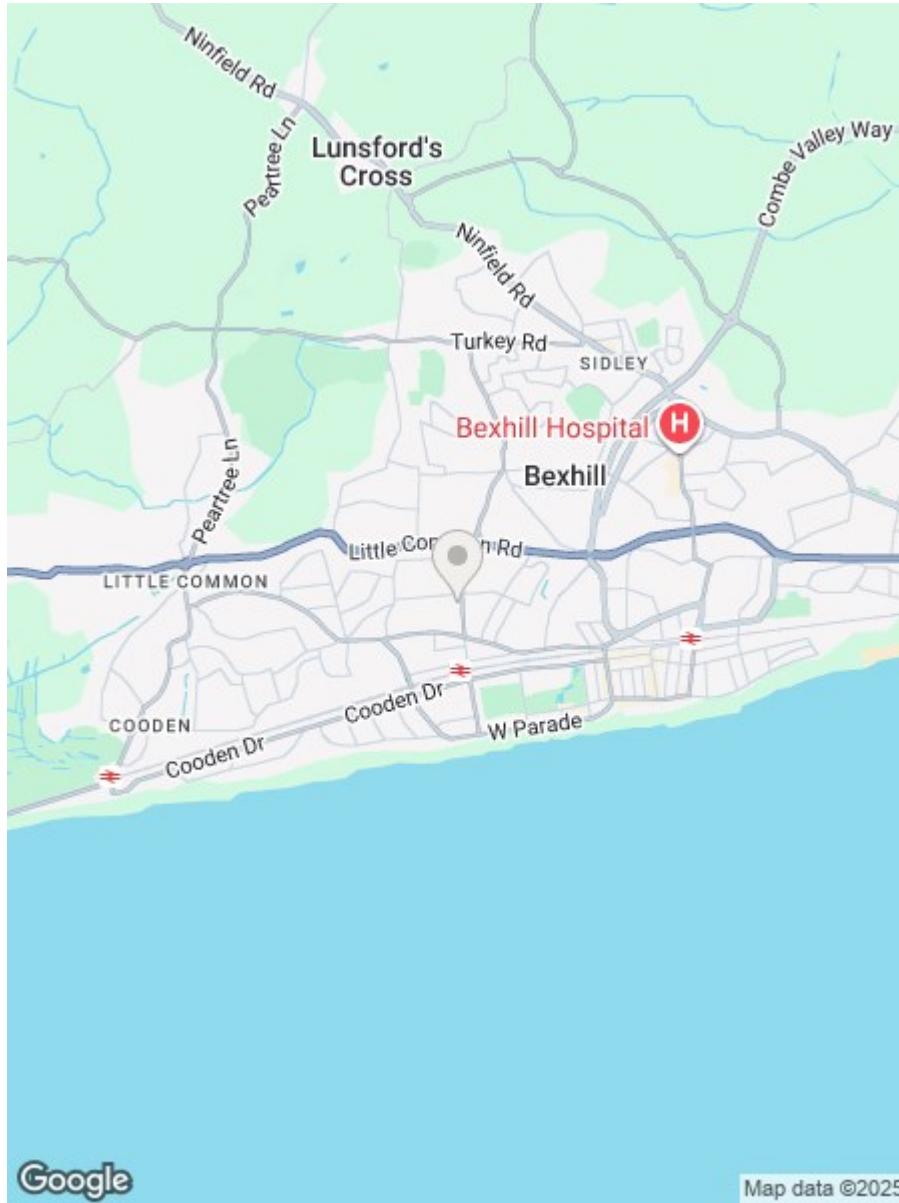


2ND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 619 sq.ft. (57.5 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	74	77
(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	