RUSH WITT & WILSON

20 Brookfield Court Lionel Road, Bexhill-On-Sea, East Sussex TN40 1NT
Asking Price £270,000

A beautiful two double bedroom fourth floor flat with sea views, renovated and refurbished to an exceptional standard by the current vendors. The property includes new carpets, rewired, brand new kitchen and bathroom, new gas central heating and domestic hot water boiler with new radiators, situated just off the seafront at Bexhill-On-Sea, lift, excellent storage capacity, share of freehold, vacant possession. Viewing comes highly recommended by RWW sole agents.

Communal Entrance Hallway
With stairs and lift to all floors.

Private Entrance
With entrance door, built-in cupboards, two double radiators, window to rear elevation.

Living Room
17'5" x 14'9" (5.33m x 4.52m)
Window to side elevation with side sea views, two radiators, stained glass window, open fireplace with tiled hearth and ornate surround.

Kitchen/ Breakfast Room
11'6" x 10'4" (3.53m x 3.15m)
Window to rear elevation, double radiator, built-in storage cupboard with new boiler, brand new fitted kitchen comprising a range of handless high gloss finish base and wall units with quartz roll worktops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, integral oven and grill with extractor canopy and light, space for fridge & freezer, breakfast bar, window to the westerly elevation with door, wood effect flooring.

Bedroom One
15'7" x 14'6" (4.75m x 4.42m)
Windows to side elevation with beautiful far reaching views, double radiator, built-in wardrobe cupboards.

Bedroom Two
14'9" x 10'7" (4.52m x 3.23m)
Window to side elevation with side sea views, built-in wardrobe cupboards and double radiator.

Bathroom
Brand new suite comprising panelled bath with stainless steel hand shower attachment and fixed shower head, glass shower screen, wall mounted wash hand basin with vanity unit, chrome heated towel rail, marble tiled floor and splash backs, window to side elevation.

Cloakroom
W.C. with low level flush, double radiator, obscured glass window to side elevation, marble tiled splashback and flooring.

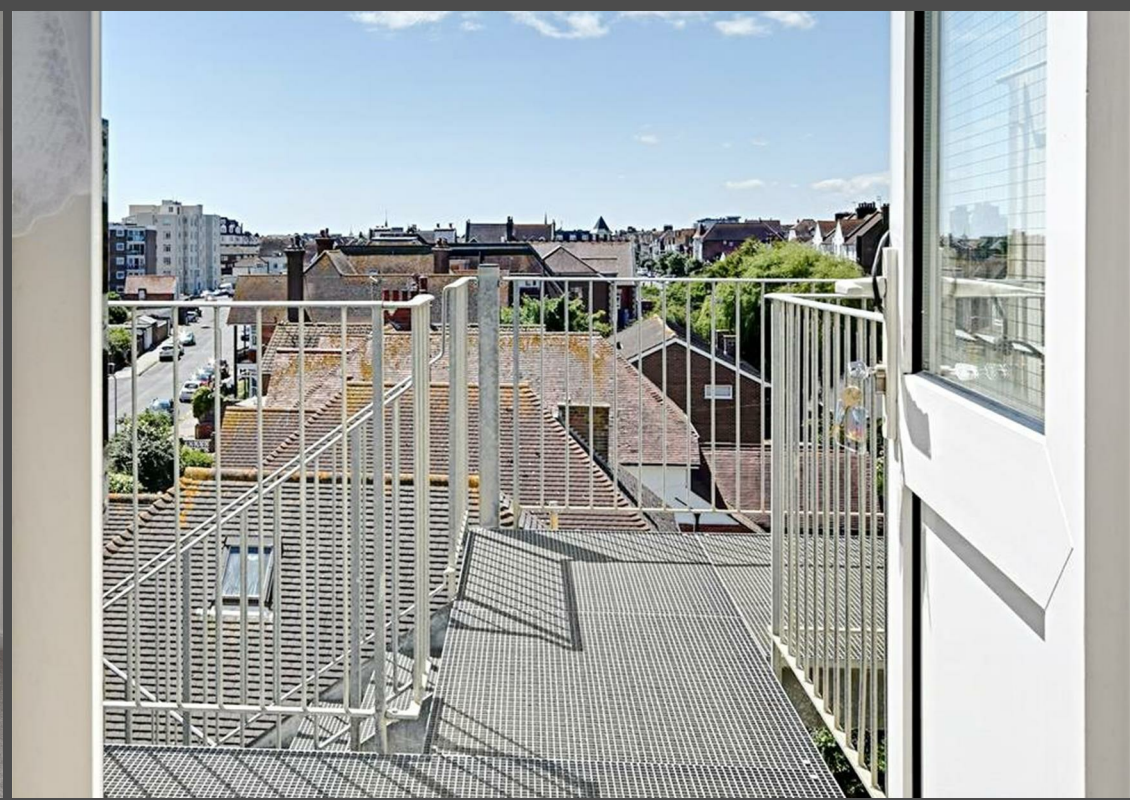
Outside

Communal Gardens
With well stocked flowerbeds.

Maintenance Details
Remainder of 999 year lease from 1981. £1600 per annum.
No pets allowed.

Agents Notes
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.



TOTAL APPROX. FLOOR AREA 944 SQ.FT. (87.7 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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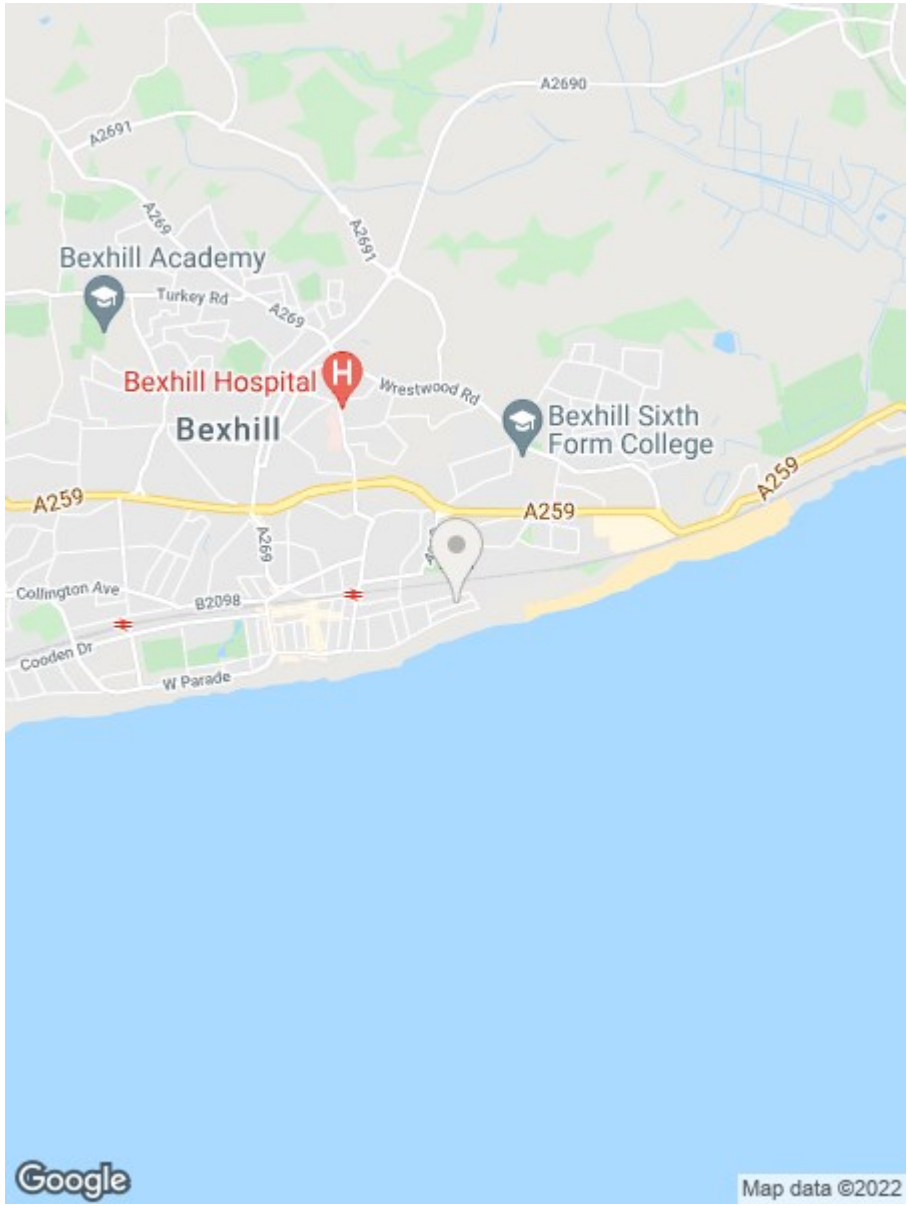

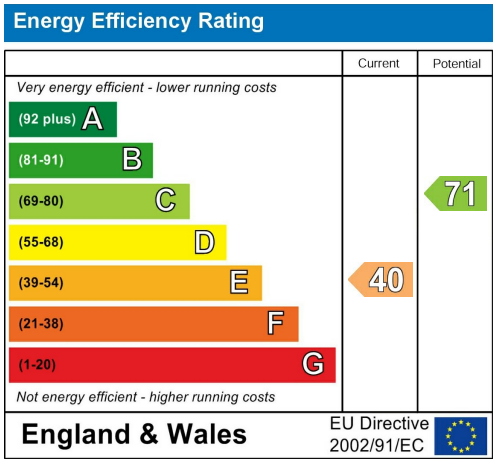

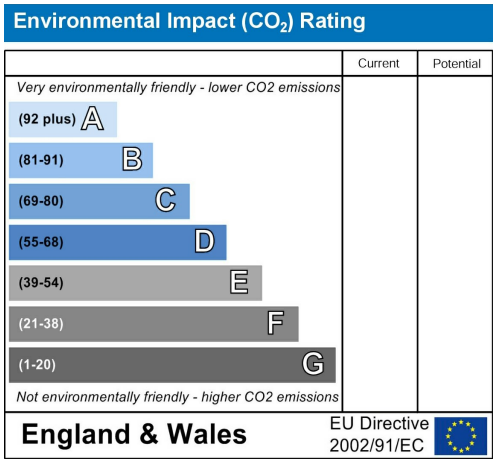

RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman

Relocation agent network

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