247 London Road, Bexhill-On-Sea, East Sussex TN39 4AH
£189,950

A beautifully presented two bedroom ground floor garden flat with private westerly facing rear garden, double glazed windows and doors, gas central heating system, modern kitchen and bathroom, beautiful brick fireplace in living room, separate cloakroom. Viewing comes highly recommended by Rush, Witt and Wilson. Council Tax Band B

Entrance Hall
Steps down to entrance door, with small courtyard area. The entrance hallway comprises double radiator, large walk in storage cupboard.

Cloakroom
WC with low level flush, obscured glass window to the rear elevation.

Living Room
15'2" x 11'2" (4.64 x 3.41)
Bay window overlooks the front elevation with window seat with storage, double radiator, brick built fireplace with oak bressumer, electric wood burning stove with real flame.

Kitchen
11'1" x 11'9" (3.40 x 3.60)
Window to the rear elevation, door leads to rear garden, modern fitted kitchen comprising a range of white gloss finish handle-less base and wall units with one and half bowl single drainer sink unit with mixer tap, plumbing for washing machine, gas hob with extractor canopy and light, integrated double oven with grill, tiled floor, tiled walls, wall mounted gas central heating and domestic hot water boiler, built in fridge and freezer.

Bedroom One
10'10" x 9'4" (3.32 x 2.86)
Double radiator, bay window to the front elevation, fitted mirror fronted sliding wardrobe cupboards with additional storage above.

Bedroom Two
11'7" x 9'8" (3.55 x 2.95)
Window to the front elevation, double radiator.

Bathroom
Modern suite comprising walk in shower with glass door, chrome controls and chrome showerhead, wall mounted chrome heated towel rail, wall mounted wash hand basin with vanity unit, additional vanity unit to the side, obscured glass window overlooks the rear elevation, aqua splashbacks, built in airing cupboard, tiled floor.

Outside

Rear Garden
Beautifully arranged with a decked area, well stocked raised flowerbeds with a range of shrubs and plants, shed, outside water tap, gate to the rear, all enclosed with fencing to all sides.

Lease Details
85 years remaining on the lease. Ground Rent: £386.00 per annum. Service Charge for 2020: £496.71

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.

TOTAL APPROX. FLOOR AREA 752 SQ.FT. (69.9 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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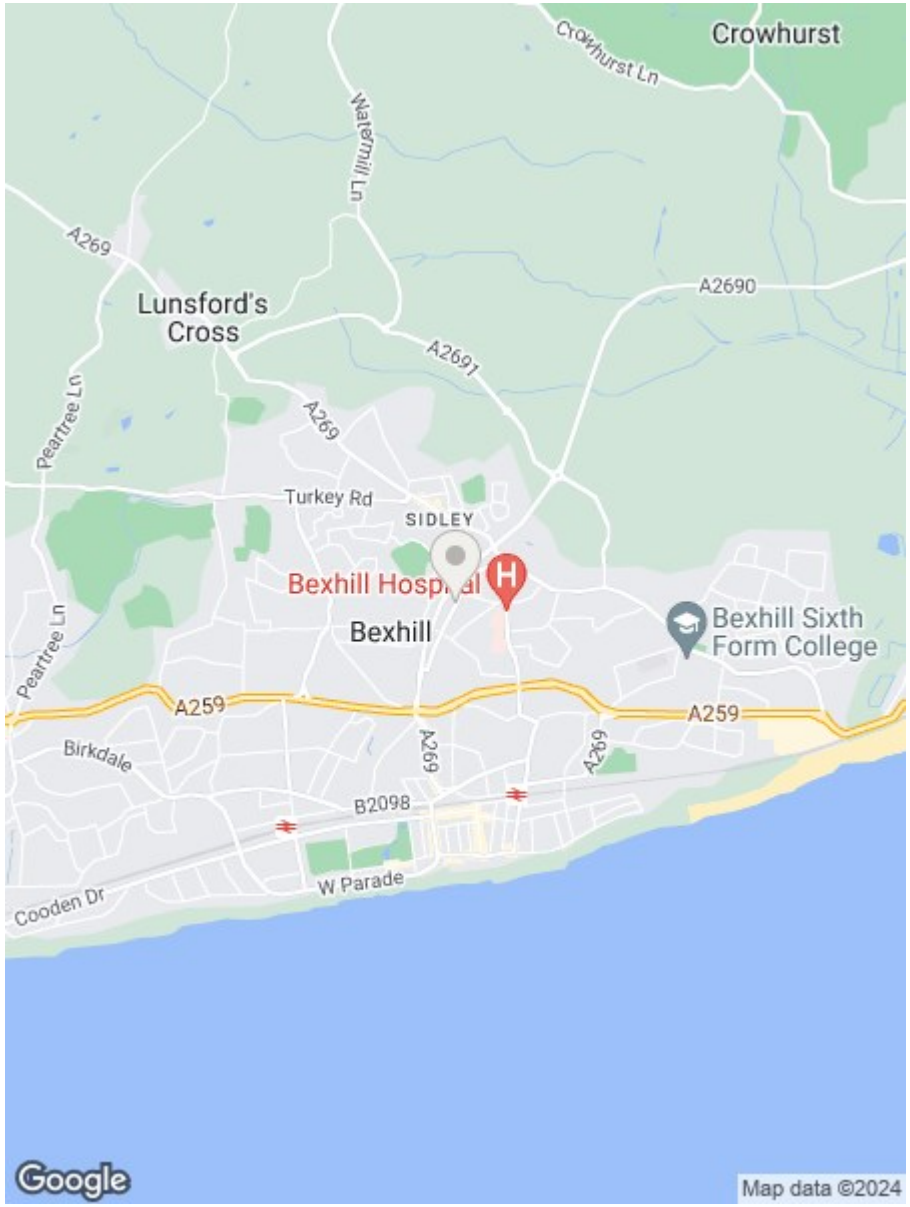

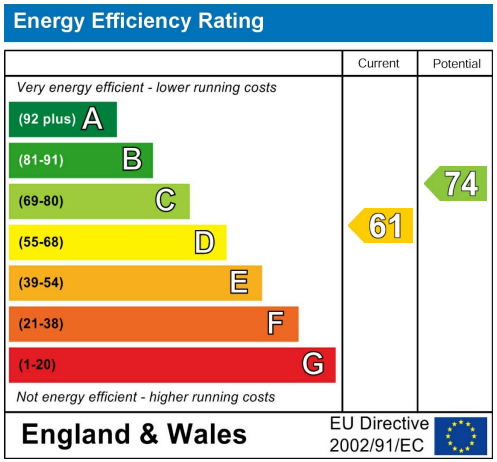

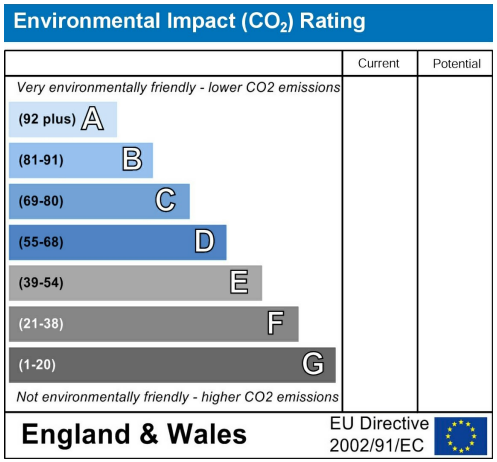

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Lettings & Property Management

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Relocation agent network

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