

RUSH
WITT &
WILSON



Flat 1, St Aubyns Brassey Road, Bexhill-On-Sea, East Sussex TN40 1LD
Offers In Excess Of £305,000

A beautifully presented large purpose built two bedroom ground floor flat, located in a sought after location, a short walk from Bexhill's seafront, the De La Warr Pavilion, Bexhill's town centre and mainline railway station (providing direct links to: London Victoria, Gatwick airport, Eastbourne, Brighton, Hastings and Ashford International). This bright and spacious property comprises a generous entrance hall, a large bay fronted living room, fitted kitchen/breakfast room (with built in appliances), two double bedrooms (the master bedroom benefitting from an en-suite), separate shower room and separate W.C. Other benefits include: gas central heating with radiators, ample storage and double glazing throughout. Externally, the property boasts a private rear patio together with a garage en-bloc to the rear. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.



Communal Entrance Hallway

With entry-phone system, mail box and automatic lighting leading to:-

Private Entrance Hall

Private entrance door, entry-phone system, radiator, wall unit and storage with sliding doors and slatted shelving.

Living Room

16'4" x 16'4" (5m x 5m)

Double glazed bay window to the front elevation with double radiator, wall lights, feature gas fireplace and wall unit.

Kitchen/Breakfast Room

13'1" x 8'9" (4m x 2.69m)

Double glazed south facing windows to the side elevation, heated radiator. Fitted kitchen with matching wall and base level units, laminate straight edge worktop surfaces, one and a half bowl sink with drainer and mixer tap, integrated electric oven and grill, four ring gas hob and extractor fan above. Integrated under the counter fridge and separate freezer, integrated washing machine and dishwasher and the kitchen also houses the gas central heating combi boiler.

Bedroom One

13'1" x 11'6" (4m x 3.51m)

Recently installed double glazed window and door giving access to the private rear patio, built-in wardrobe with hanging rail and fitted shelf, double radiator.

En-Suite

Recently installed modern suite comprising W.C. with low level flush, pedestal mounted hand basin with mixer tap, 90 x 90 cm quadrant shower cubicle with wall mounted shower controls (hot water supplied from combi boiler), stainless steel heated towel rail, electric shaver point and obscured double glazed window to the side elevation.

Bedroom Two

11'11" x 11'6" (3.65m x 3.53m)

Bedroom comes with private anti room with built-in wardrobes either side with two mirrored doors. Recently installed double glazed window and door giving access to the private rear patio, vertical radiator.

Shower Room

Suite comprising walk-in shower with recently installed electric wall mounted shower unit. Vanity unit with wash hand basin and heated towel rail, tiled walls and obscured double glazed window to the side elevation.

Separate WC

Suite comprising W.C. with low level flush and floating wash hand basin with radiator, extractor fan and part tiled walls.

Outside

Communal Gardens To The Front

Mainly laid with pebbles and trees of various kinds.

Private Rear Garden

Patio, suitable for alfresco dining and enclosed with fencing and side gated access.

Garage

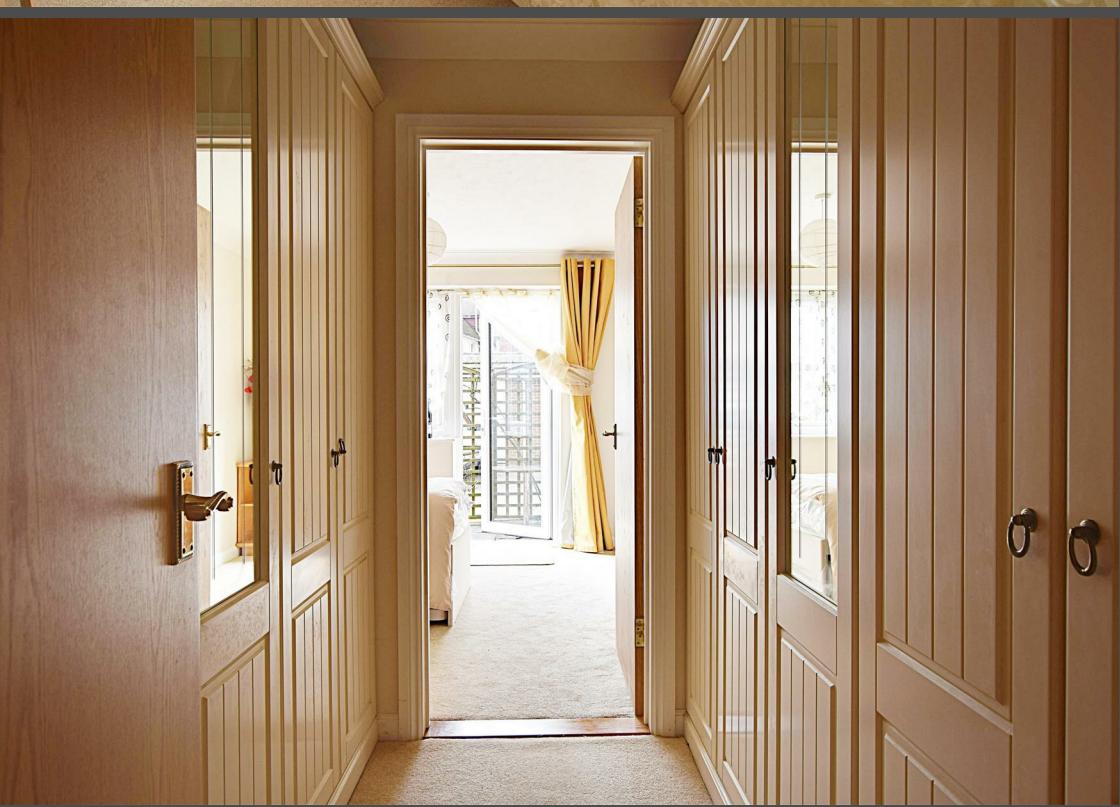
En-bloc with parking in front of the garage, brand new electric up and over doo with a 10 year guarantee from 2026, internal lighting and storage racking.

Lease & Maintenance

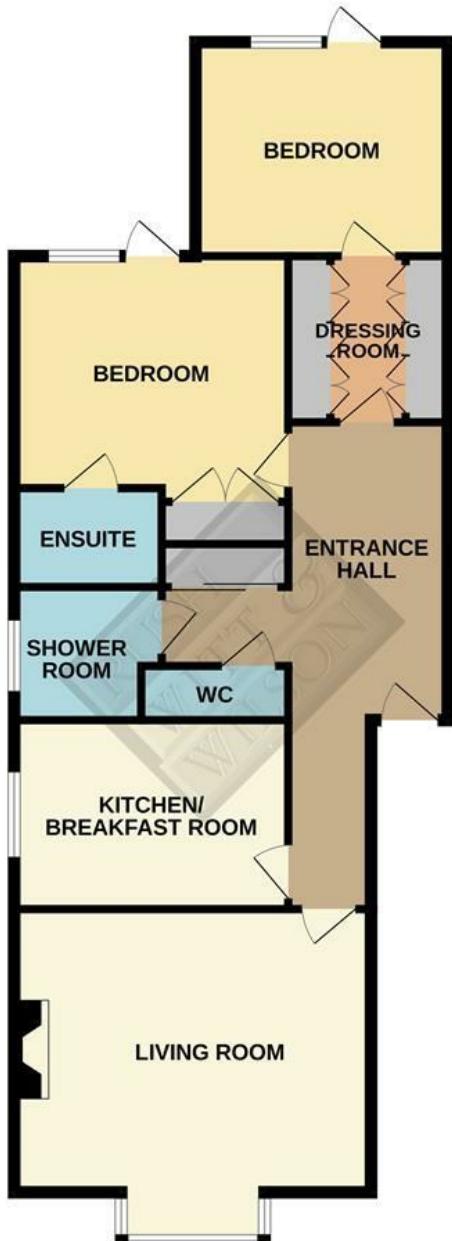
SHARE OF FREEHOLD. Remainder of 999 year lease. Service charge 17.96% share.

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.



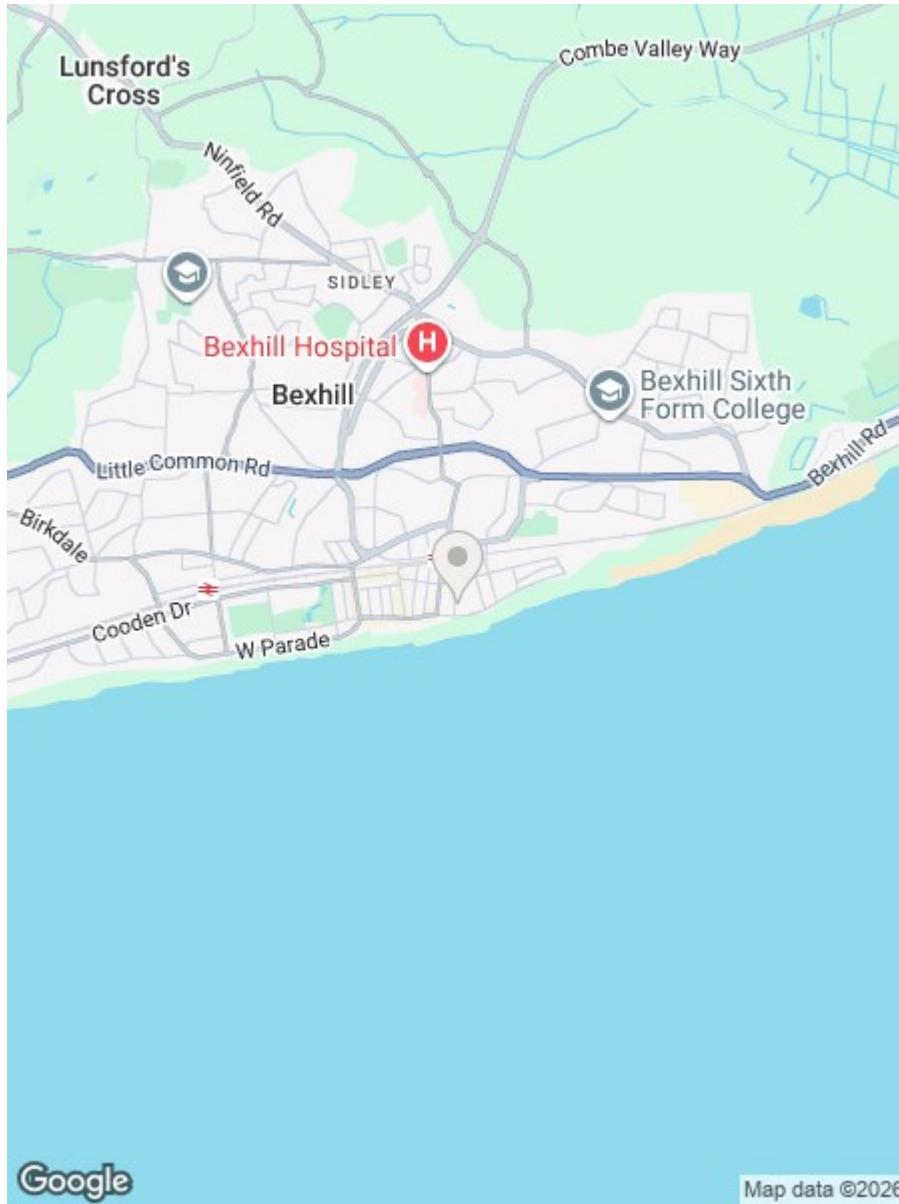
GROUND FLOOR
933 sq.ft. (86.7 sq.m.) approx.



TOTAL FLOOR AREA: 933 sq.ft. (86.7 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	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 (CO₂) 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