

**RUSH
WITT &
WILSON**



**19a Manor Road, Bexhill on Sea, East Sussex TN40 1SP
£252,750 Leasehold**

Discover an exquisite ground floor flat boasting two bedrooms and a charming private garden facing the West, ideally located near Bexhill town centre. Enjoy easy access to a plethora of amenities, services, the mainline railway station to London, and the serene seafront promenade. This delightful residence features a private entrance, a spacious kitchen/breakfast room, two generous double bedrooms, a dressing room, and the comfort of a gas central heating system. Revel in the modern convenience of double glazed windows and doors throughout, complemented by an original fireplace and a contemporary bathroom suite. With NO CHAIN involved, don't miss the chance to view this gem recommended by Rush Witt & Wilson sole agents.



Private Entrance Hallway

Entrance door.

Living Room

17'10 x 13'7 (5.44m x 4.14m)

Bay window overlooks the front elevation, original tiled fireplace.

Kitchen/Breakfast Room

17'9 x 12'1 (5.41m x 3.68m)

Window to the rear elevation, double radiator, built in storage cupboards, alcove recess, fitted kitchen comprising base units with solid woodblock worktops, butler sink with mixer tap, window to the side elevation, space for cooker, space for fridge/freezer, area for table and chairs, wood panelling.

Bedroom One

15'3 x 13'1 (4.65m x 3.99m)

Two double radiators, windows and doors lead out onto the rear garden.

Bedroom Two

11'7 x 10'1 (3.53m x 3.07m)

Storage cupboard, original fireplace, exposed floorboards, double radiator.

Dressing Room

7'10 x 6'7 (2.39m x 2.01m)

Window overlooks the front elevation onto the beautiful front garden.

Bathroom

Modern bathroom suite comprising wc with low level flush, wall mounted wash hand basin with chrome stand and glass shelf, chrome heated towel rail, half height wall panelling, obscured glass window to the side elevation, walk in double width shower with rainfall showerhead, hand/shower attachment and sliding door.

Outside**Rear Garden**

Mainly laid to lawn with mature shrubbery and plants of various kinds, enclosed with fencing to all sides providing privacy and seclusion, small decked area for alfresco dining, to the side of the property there is a bin store area and side access with additional storage area.

Lease & Maintenance

There is 197 years remaining on the lease and the maintenance is split between the two flats as and when required.

Agents Note

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

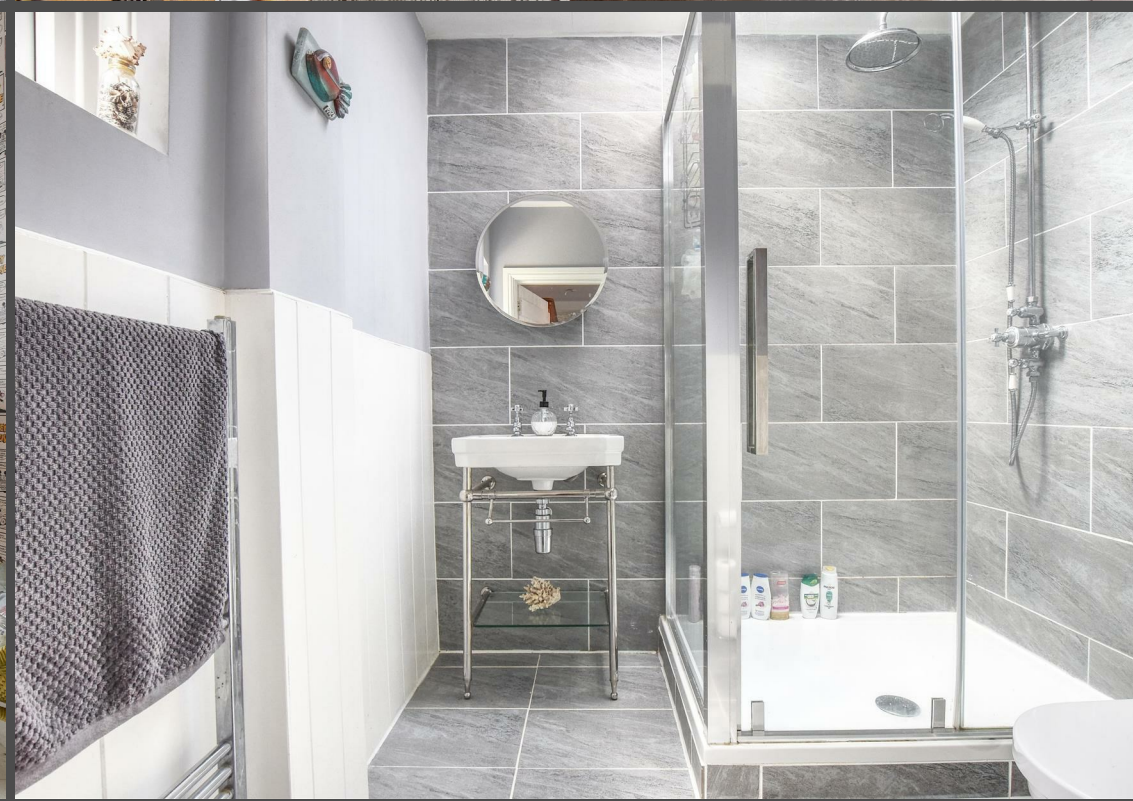
1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

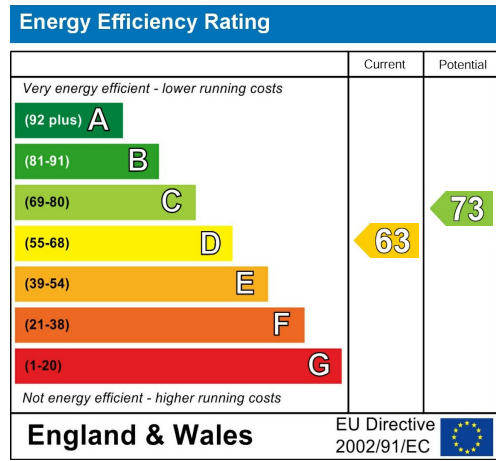
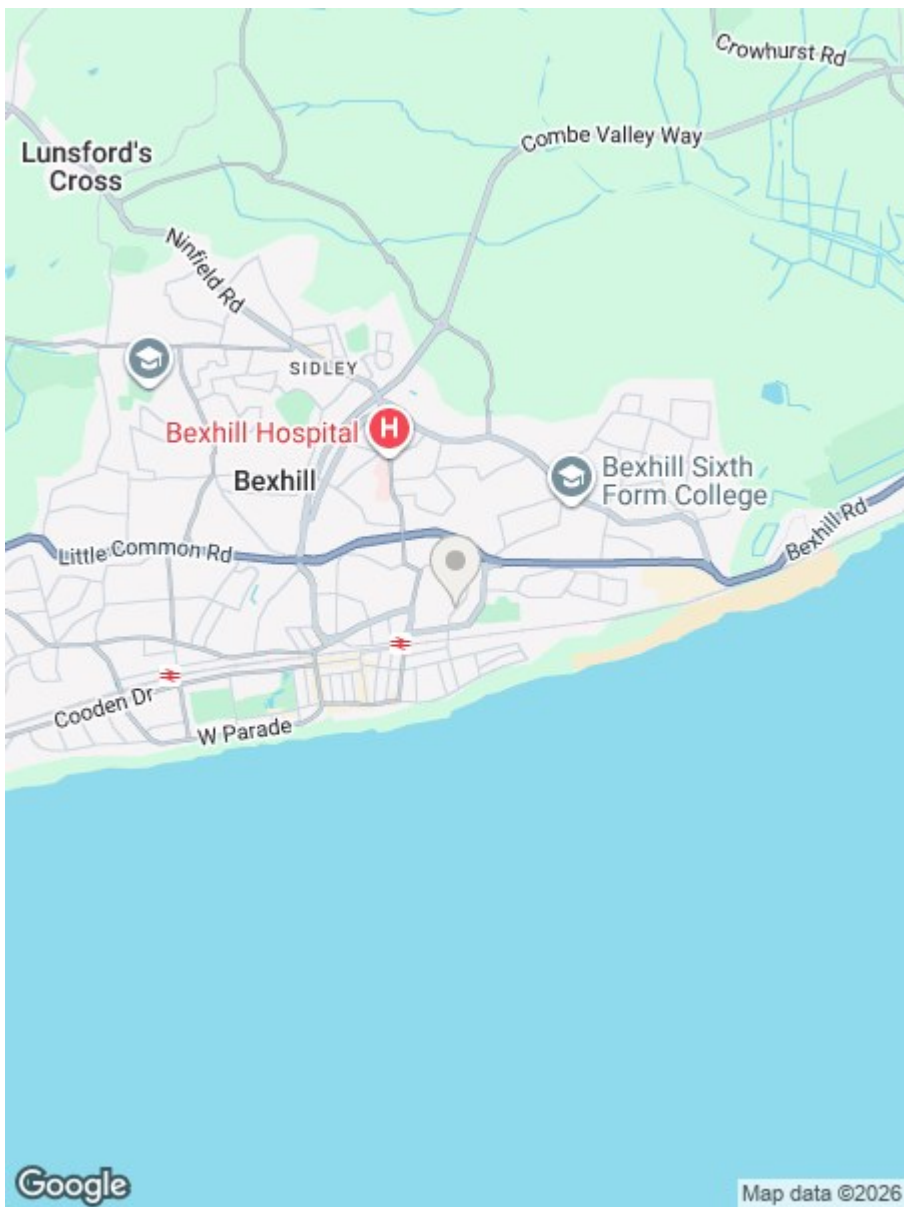


GROUND FLOOR
881 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.9 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.
Made with Metropix ©2024



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



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