

**RUSH  
WITT &  
WILSON**



**16 Mayfield Way, Bexhill-On-Sea, East Sussex TN40 2NR**  
**£174,950**

**A beautifully presented two bedroom first floor flat in cul-de-sac position, garage, communal gardens, double glazed windows, modern electric radiator heating, kitchen/ breakfast room, purpose built, share of freehold, viewing highly recommended by RWW.**



**Communal Entrance Hall**

With stairs to first floor.

**Entrance Hall**

Oak entrance door, access to roof space which is partly boarded, built-in linen cupboard, modern slimline electric heater.

**Living Room**

18' x 12'2 (5.49m x 3.71m)

Two windows overlooking both the south and westerly elevations, wall mounted electric Real Flame fire effect, wall mounted slimline electric heater.

**Kitchen/Breakfast Room**

11'6 x 10'7 (3.51m x 3.23m )

Window to side elevation, wall mounted modern electric heater, walk-in utility cupboard with plumbing for washing machine and space for tumble dryer, space for table and chairs. Fitted kitchen comprising a range of base and high gloss finish wall units, laminated straight edge work tops, induction hob with oven and grill beneath, single drainer with stainless steel sink unit and mixer tap, part tiled walls, built-in pantry cupboard.

**Bedroom One**

13'5 x 11'8 (4.09m x 3.56m )

Window to front elevation, modern electric radiator, built-in wardrobe cupboard.

**Bedroom Two**

12'4 x 12' (3.76m x 3.66m )

Modern electric radiator with windows to both front and side elevations, built-in wardrobe cupboard.

**Bathroom**

Suite comprising pedestal wash hand basin, wall mounted chrome heated towel rail, obscure glass window to the rear elevation, tiled walls, walk-in shower cubicle with chrome controls and shower head.

**Separate WC**

With low level flush with obscure glass window to the rear elevation.

**Outside**

**Communal Gardens**

Which are mainly lawned.

**Garage**

En-bloc

**Maintenance Details**

There is 999 year Lease, the flat comes with a share of the Freehold and the maintenance is approximately £1200 per annum.

**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.

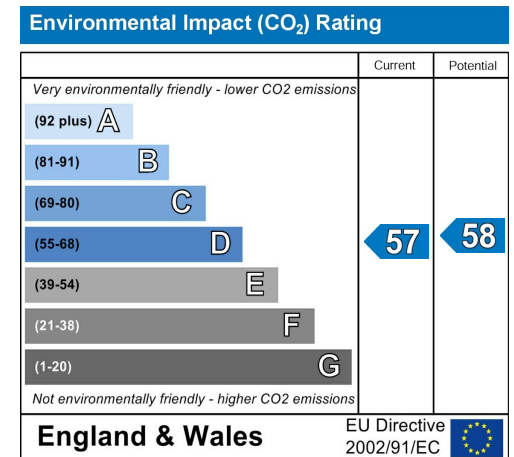
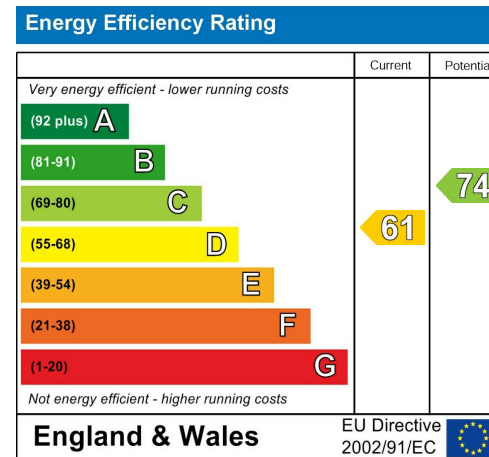




TOTAL APPROX. FLOOR AREA 796 SQ.FT. (73.9 SQ.M.)

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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