

**RUSH  
WITT &  
WILSON**



**9A London Road, Bexhill-On-Sea, East Sussex TN39 3JR  
£139,950**

**A well presented, bright, two bedroom first floor converted flat with approx. 70' private rear garden, beautiful views over Bexhill Town Hall Square, gas central heating system, private access, double glazed windows and doors, Viewing comes highly recommended by RWW sole agents.**



**Communal Entrance**

With entrance door with stairs to the first floor.

**Private Entrance Hall**

Double radiator, bay window overlooking the side elevation, entryphone system and personal door down to the rear garden.

**Living Room**

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

Bay window overlooking the Town Hall Square of Bexhill, double radiator.

**Kitchen/Breakfast Room**

13'9 x 7'4 (4.19m x 2.24m )

Window to rear elevation, westerly facing. Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer stainless steel sink unit with mixer, built-in oven and grill with electric hob, extractor canopy and light. Tiled splash-backs.

**Bedroom One**

12'3 x 7'3 (3.73m x 2.21m )

Wardrobe/storage cupboard, double radiator, window to the rear elevation.

**Bedroom Two**

13'4 x 6' (4.06m x 1.83m )

Window to front elevation, double radiator.

**Bathroom**

Suite comprising panelled bath with shower hand attachment with chrome controls, w.c. with low level flush, pedestal wash hand basin, tiled walls and floor, double radiator.

**Outside****Private Rear Garden**

This is westerly facing and mainly laid to lawn and is approximately 70' in length with shrub borders which are all well stocked and enclosed by combination of retaining walls and fencing to all sides, double timber framed shed and rear access via an alleyway to the rear of the garden with large hard standing area for alfresco dining.

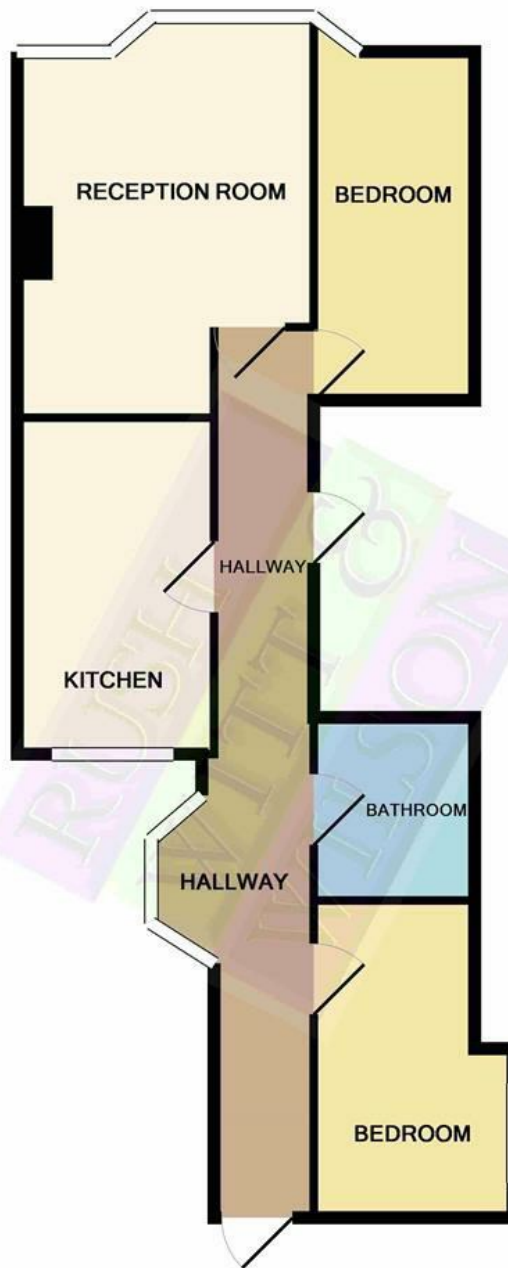
**Maintenance Details**

The maintenance is approx £1500 per annum and the Lease is 120 years approximately.

**Agents Note**

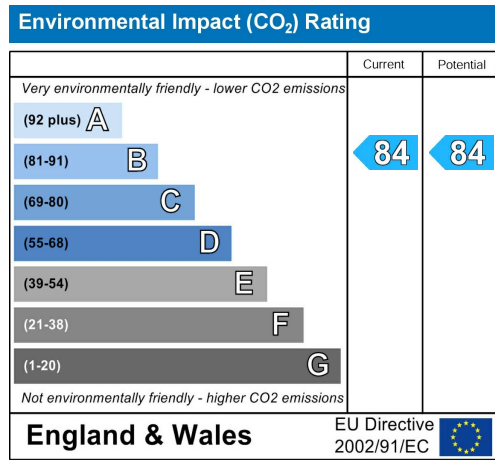
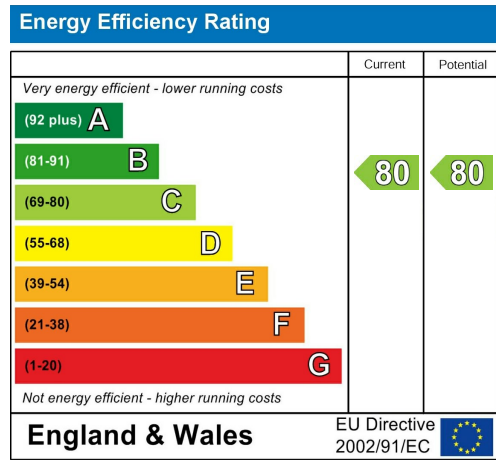
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose





TOTAL APPROX. FLOOR AREA 580 SQ.FT. (53.9 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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