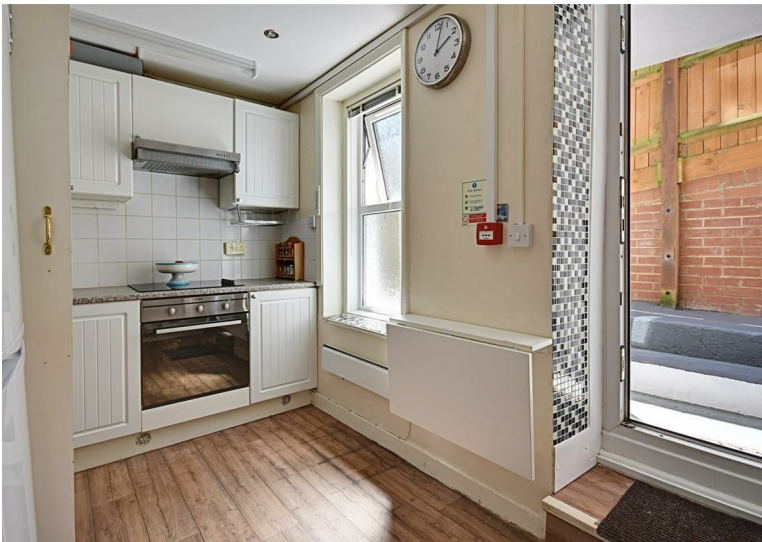


**RUSH
WITT &
WILSON**



**Flat 1, 120 Dorset Road, Bexhill-On-Sea, East Sussex TN40 2HT
£170,000**

A spacious two bedroom lower ground floor flat with private entrance and south facing rear garden, gas central heating system, double glazed windows and doors, modern kitchen, viewing comes highly recommended by RWW sole agents.



Entrance Hallway

With entrance door, two double radiators, meter cupboard, additional storage cupboard.

Living Room

15'7 x 14'6 (4.75m x 4.42m)

Bay windows over look the private rear garden with French doors leading to patio, double radiator.

Kitchen

13'1 x 8' (3.99m x 2.44m)

Window and door to side elevation with private access, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric oven and grill with ceramic hob, extractor canopy and light, wall mounted heated, tiled splashbacks, wood affect flooring.

Bedroom One

12'3 x 7'10 (3.73m x 2.39m)

Window to side elevation, radiator, built in overhead storage cupboards.

Bedroom Two

10'10 x 8'2 (3.30m x 2.49m)

Window to side elevation, double radiator.

Inner Lobby

With window to the front elevation.

Bathroom

Suite comprising panelled bath with hand shower attachment, wc with low level flush, wall mounted wash hand basin with medicine, vanity unit and tiled splashbacks, obscured glass window to front elevation.

Outside

The private entrance is situated to the side of the property.

Rear Garden

Southerly facing rear garden, a particular feature of this lower ground floor flat, mainly laid to lawn, patio area for alfresco dining, all enclosed for privacy and seclusion with fencing.

Lease And Maintenance

There are 95 years remaining on the lease and the maintenance is approx. £1000 pa

Agents Note

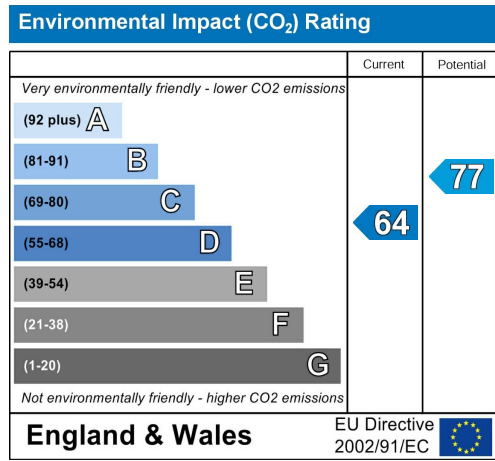
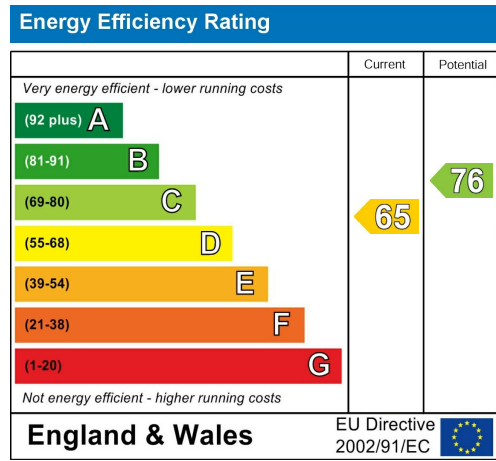
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 787 SQ.FT. (73.1 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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