RUSH
WITT &
WILSON

Flat 3, 12 High Street, Bexhill-On-Sea, East Sussex TN40 2HA
Offers In Excess Of £300,000 Share of Freehold

About this property

A beautifully presented and characterful ground floor apartment, renovated to an exceptional standard by the current owner. This impressive apartment features a spacious open-plan kitchen and living area, complete with a bespoke fitted kitchen incorporating a central island and quartz work surfaces. Additional highlights include elegant Herringbone flooring, a feature fireplace, windows to the front elevation with bespoke wooden shutters, ceiling roses and cornicing, all combining to create a perfect blend of period charm and modern sophistication.

The property further benefits from three generously proportioned double bedrooms, including a superb principal bedroom with en-suite facilities, in addition to a stylish and contemporary family bathroom. Internal features also include gas central heating via radiators and double glazing throughout.

Externally, the apartment offers an allocated off-road parking space together with an EV charging point.

Ideally situated within the picturesque Old Town of Bexhill, the property enjoys easy access to an excellent range of local amenities, as well as the popular Manor Gardens, Bexhill town centre, Bexhill railway station, and the seafront are all within a short walk.

We have been advised by the vendor that the property benefits from a 1/3 share of freehold, no ground rent and a remainder of a 999 year lease.

Viewing comes highly recommended by Rush, Witt & Wilson sole agents.

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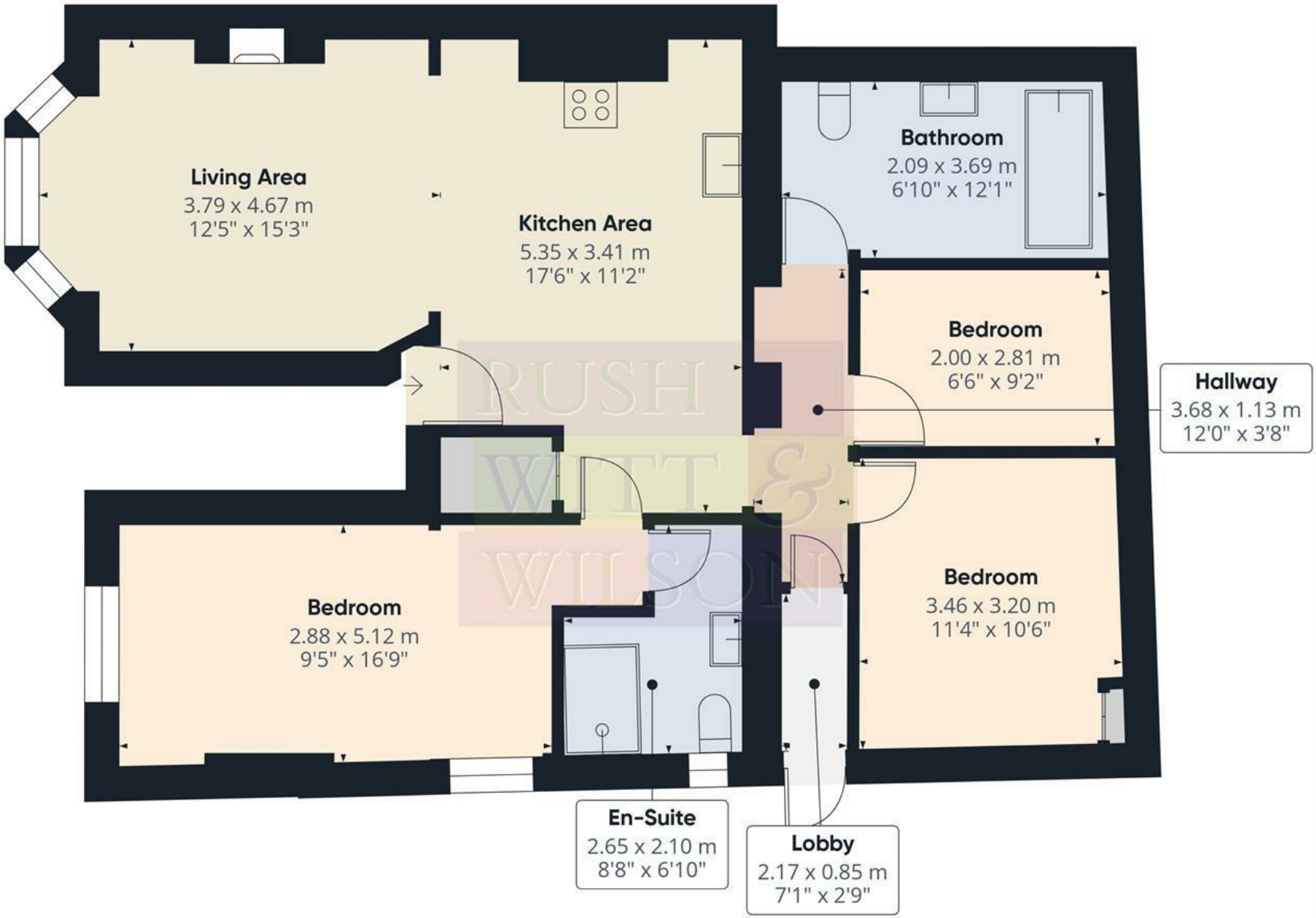

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Approximate total area(1)

82.1 m²

885 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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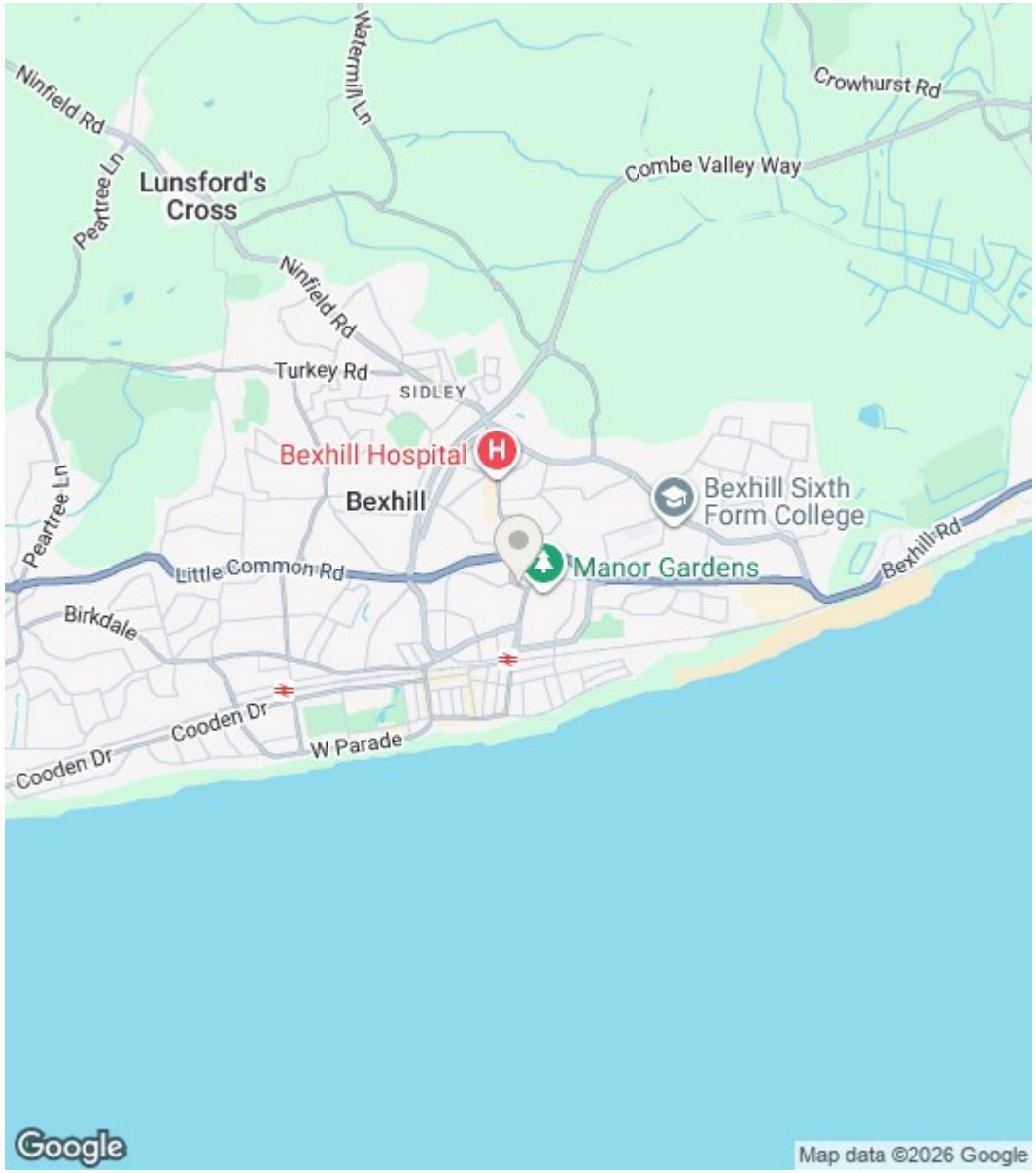

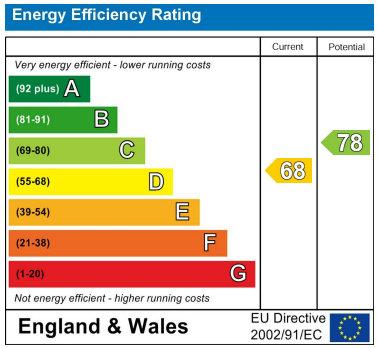

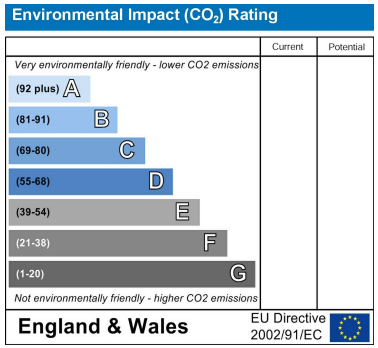

Council Tax Band - B

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:

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

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RUSH WITT & WILSON

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