

**RUSH
WITT &
WILSON**



**Flat 2, 121 De La Warr Road, Bexhill-On-Sea, East Sussex TN40 2JN
Offers In Excess Of £260,000**

An opportunity to acquire this impressive and substantial two bedroom first floor maisonette with private garden, off road parking and large detached garage. Presented to an exceptional standard throughout and offering bright and spacious accommodation the property comprises two double bedrooms, large lounge, modern fitted kitchen, modern fitted bath/shower room, separate wc and large gallery landing. Other internal benefits include newly fitted gas central heating to radiators, double glazed windows, recently re-wired throughout and a private entrance. Externally the property offers a private front garden, driveway providing off road parking for multiple vehicles, additional outside patio space and a large detached garage to the rear. Offered with the freehold of the building, viewing comes highly recommended by RWW Bexhill to appreciate this stunning property in this highly convenient location, close to local schools, colleges and bus routes, with only a short walk to Ravenside retail park and the beach.



Entrance Hall

Private entrance door with obscure glass panels and obscured glass panelled sidelight windows leading to entrance hall, with very large under stairs storage space currently being used as utility room with straight edge laminate worktop surface, storage space, plumbing space for washing machine and additional space for tumble dryer. Stairs leading to half landing, with obscured single glazed window to the rear elevation, stairs leading to first floor gallery landing.

First Floor Gallery Landing

14'11" x 10'6" (4.56 x 3.22)

Large gallery landing with access to large loft space with pull down ladder providing ample space for further development providing usually permissions are obtained, services cupboard housing the modern electric consumer unit and electric meter, radiator, original oak striped flooring.

Lounge

15'11" x 15'10" (4.86 x 4.85)

Double aspect, double glazed windows to the front and side elevations with partial sea views, radiator, feature fireplace with alcove and tiled hearth.

Kitchen

8'10" x 7'11" (2.70 x 2.42)

Double glazed window to the rear elevation, radiator, modern fitted white gloss kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, ceramic single sink with drainer and mixer tap, space for freestanding fridge/freezer, integrated electric double oven and worktop mounted electric induction hob with glass splashback and stainless steel extractor above, part tiled walls, ceiling mounted spotlights.

Bedroom One

15'11" x 15'1" (4.87 x 4.60)

Double aspect, double glazed window to the rear and side elevations, radiator, feature fireplace with fitted electric fire.

Bedroom Two

14'11" x 12'9" (4.55 x 3.90)

Double glazed window to the front elevation with partial sea views, radiator, two fitted wardrobes with a range of hanging space and shelving.

Bathroom

Obscured double glazed window to the rear elevation, heated white towel rail, modern suite comprising vanity unit with wash hand basin, mixer tap and storage cupboard beneath, panelled enclosed bath with mixer tap, low level wc, walk in corner shower cubicle with wall mounted shower controls, shower attachment, rain effect showerhead and aqua panelled walls, part tiled walls, ceiling mounted spotlights.

Separate WC

Obscured double glazed window to the side elevation, low level wc, corner mounted wash hand basin with mixer tap and tiled splashback.

Outside

Front Garden

Mainly laid to lawn with some mature plants, shrubs and hedges, gravelled laid driveway providing off road parking for multiple vehicles privately owned by this property, the driveway continues down the side of the building leading to the large detached garage, timber garden shed, sun patio.

Large Detached Garage

23'7" x 11'5" (7.20 x 3.50)

With up and over door, door giving access to side, light/power, fitted workbench.

Lease And Maintenance

The property is sold with the freehold for the whole building, Maintenance is a 50/50 split as and when needed, £11 a year ground rent is charged to the ground floor flat.

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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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