

**RUSH
WITT &
WILSON**



**47A De La Warr Road, Bexhill-On-Sea, East Sussex TN40 2JE
£250,000**

An opportunity to acquire this large and impressive two bedroom, first floor character flat ideally located within close distance to Ravenside Retail Park, beach and Bexhill town centre. The property is in need of some modernisation but offers bright and spacious accommodation throughout comprising large bay fronted lounge, two double bedrooms, kitchen/breakfast room, large bathroom and separate wc. Other internal benefits include double glazed windows throughout. Ideally situated approximately one mile from Bexhill town centre with its wide range of amenities, seafront and mainline rail station whilst still only being a short distance to Ravenside Retail Park. Viewing comes highly recommended by RWW to appreciate this spacious property in this convenient location. Offered with SHARE OF FREEHOLD and NO ONWAR CHAIN. Council Tax Band B.



Communal Hallway

Communal entrance door leading to the communal hallway, stairs leading to first floor.

Private Hallway

Internal front door leading to hallway, comprising radiator, airing cupboard housing the hot water cylinder with slatted shelving.

Lounge

21'11" x 14'8" (6.70 x 4.49)

Double glazed bay window to the front elevation, two radiators, feature York stone fireplace, cornice ceilings.

Kitchen/Breakfast Room

14'11" x 10'6" (4.57 x 3.22)

Double glazed window to the rear elevation, double glazed door giving access onto the fire escape, radiator, fitted kitchen with a range of wall and base level units with laminate and straight edge worktop surfaces, large stainless steel sink with double drainer and mixer tap, space for freestanding cooker, plumbing space for washing machine, space for freestanding fridge/freezer, gas central heating boiler, part tiled walls.

Bedroom One

18'6" x 14'9" (5.65 x 4.51)

Double glazed windows to the rear elevation, two radiators, cornice ceiling, corner walk in shower cubicle with wall mounted shower controls, shower attachment and tiled inside.

Bedroom Two

13'3" x 11'4" (4.04 x 3.46)

Double glazed windows to the front elevation, radiator, fitted wardrobe with hanging space and shelving.

Bathroom

Obscured double glaze window to the front elevation, radiator, heated chrome towel rail, pedestal mounted wash hand basin, bidet, low level wc, panelled enclosed bath, part tiled walls, electric bathroom heater.

Separate WC

Double glazed window to the side elevation, low level wc.

Lease And Maintenance

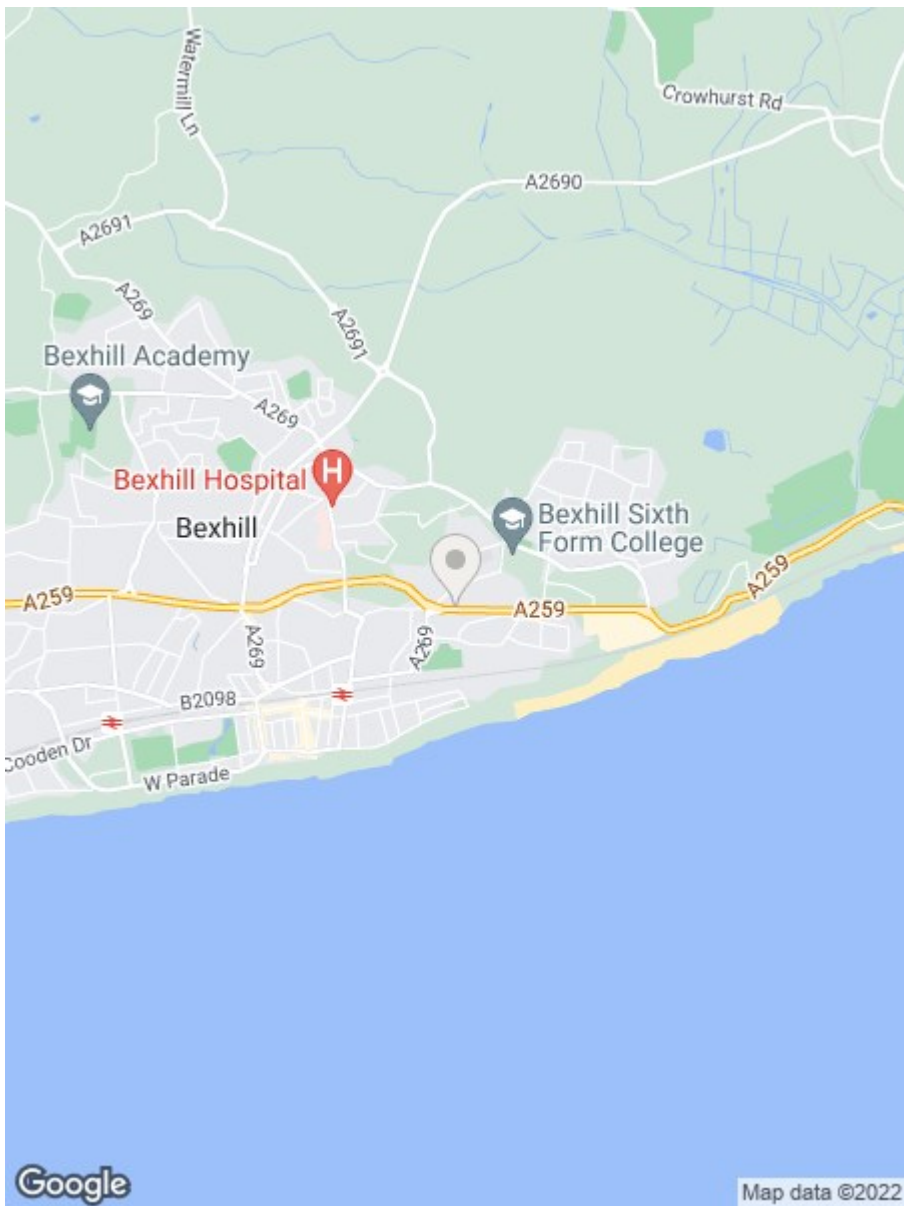
Share of Freehold, Lease Length TBC. Building Insurance and Maintenance 1/3 Split as and when needed.

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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