

**RUSH
WITT &
WILSON**



**Flat 1 69 De La Warr Road, Bexhill-On-Sea, East Sussex TN40 2JE
£209,000**

A bright and spacious one bedroom situated in this sought after residential location of Bexhill, with in close proximity to Bexhill retails centre, town centre, train station and seafront. Internally the property comprises large living dining room, modern fitted kitchen, modern fitted shower room, double bedroom. Externally the property offers off road parking and stunning gardens backing onto beautiful resident owned woodland areas. Viewing comes highly recommended by RWW sole agents. Council Tax Band A.



Communal Entrance Hallway

Leading to apartment.

Living/Dining Room

20'9" x 14'10" (6.34 x 4.54)

Entrance door leads straight in to living room, double glazed bay window to the front elevation, two double radiators, feature fireplace with surround and mantle, ceiling rose.

Kitchen

9'10" x 9'3" (3.00 x 2.84)

Modern fitted kitchen with a range of base level units with wood effect laminate straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven with four ring electric hob and extractor canopy above, space for freestanding fridge and freezer, double radiator, part tiled walls, tiled splashbacks, double glazed windows to the front elevation, gas central heating and domestic hot water boiler.

Bedroom

14'6" x 10'11" (4.43 x 3.35)

With double glazed bay and glass panelled French doors giving access onto the rear garden, two single radiators.

Shower Room

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment with additional chrome rain effect showerhead, chrome heated towel rail, tiled walls, tiled floor, obscured double glazed windows to the rear elevation, utility cupboard with space and plumbing for washing machine and tumble dryer, airing cupboard with slatted shelving.

Outside

Front Of The Property

Off road parking for multiple vehicles.

Rear Garden

Stunning communal courtyard garden with raised patio and decking suitable for alfresco dining, gated access onto private woodland, fenced and enclosed to all sides.

Woodland

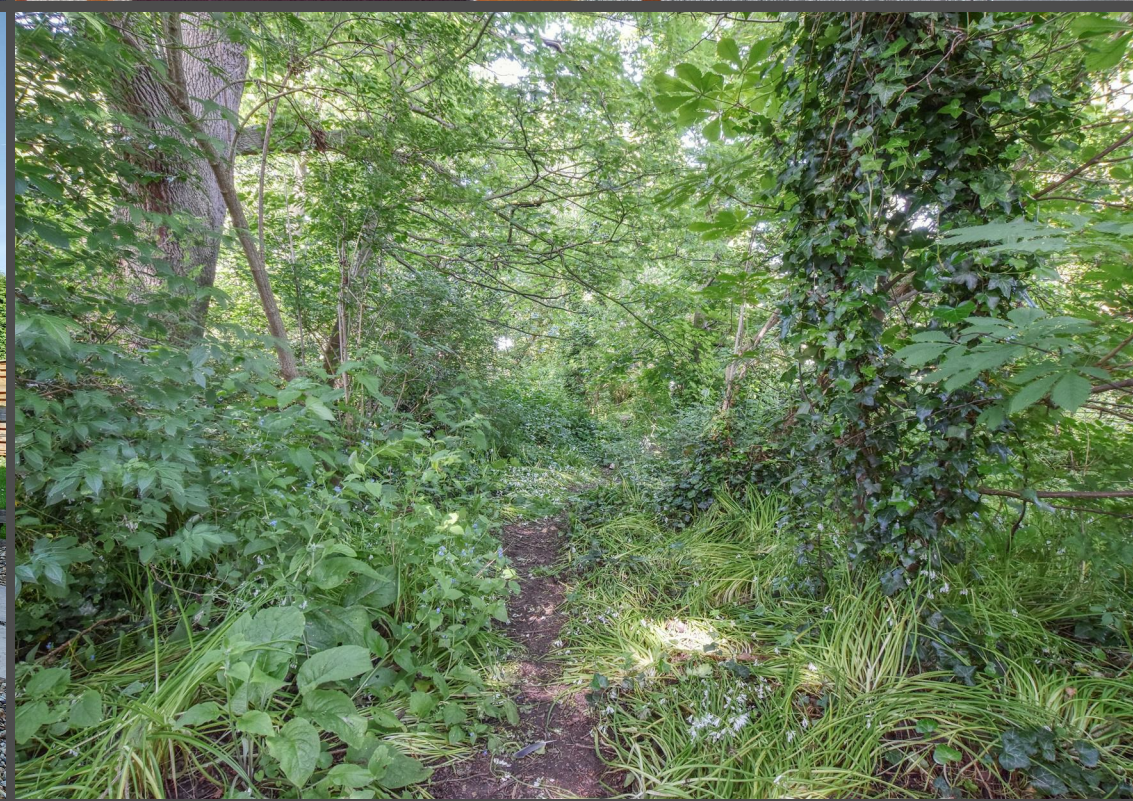
Owned by the residents, well established with mature trees and shrubs.

Lease and Maintenance

Remainder of 999 year lease, maintenance approx. £600

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.



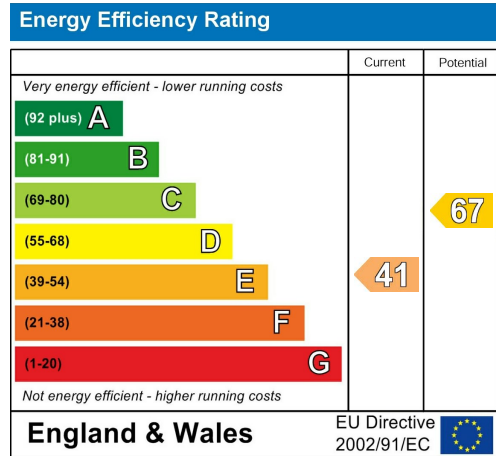
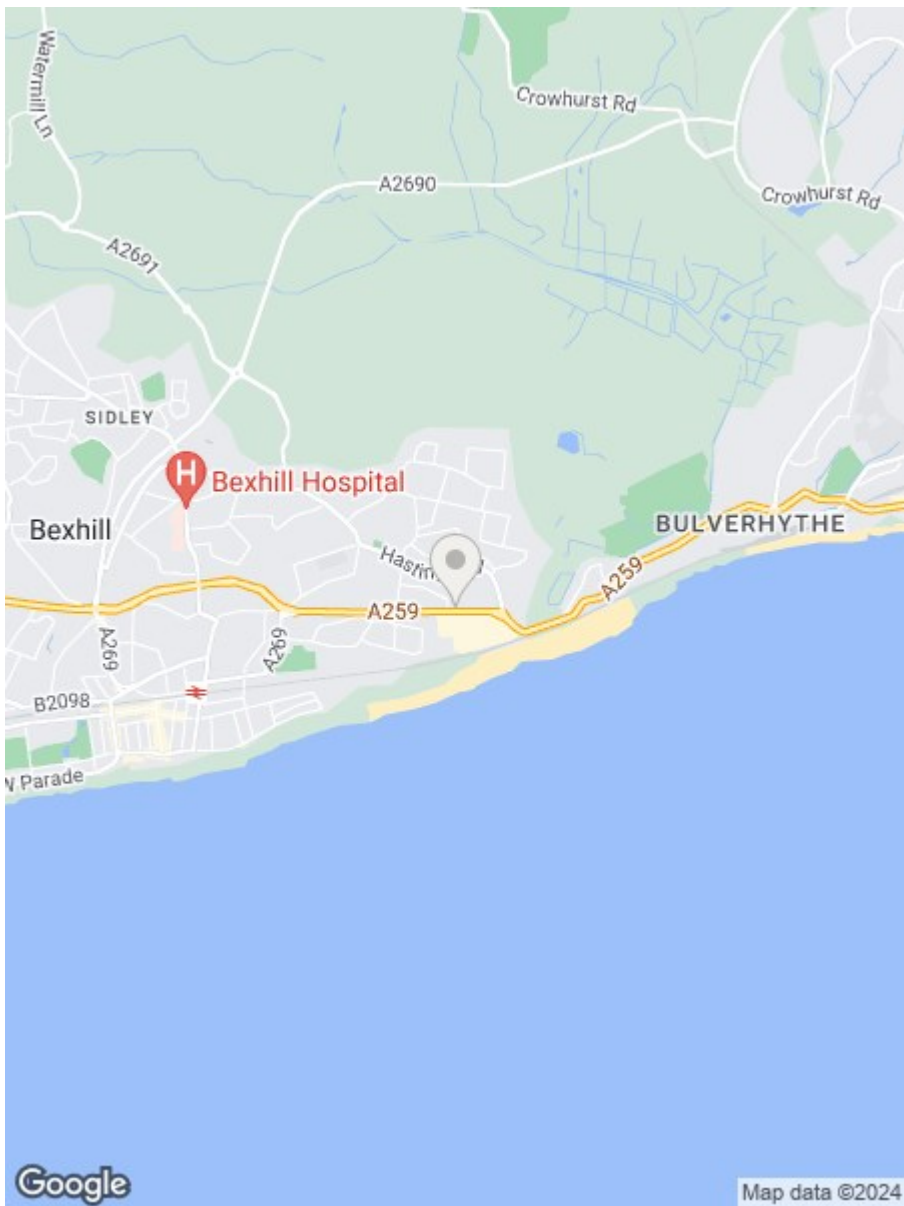
GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 573 sq.ft. (53.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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