

**RUSH  
WITT &  
WILSON**



**31 Wilton Road, Bexhill-On-Sea, East Sussex TN40 1HX  
£120,000**

**A very well presented one bedroom third floor flat with lift access and off road parking, modern electric heating, double glazed windows, town centre location, approx. 946 years remaining on lease, service charge approx. £800 per annum, entry phone system, VACANT POSSESSION. Viewings is recommended by RWW sole agents.**



**Communal Hallway**

With stairs and lift to the third floor.

**Private Entrance Hall**

Wall mounted modern electric radiator, entry-phone hand set.

**Living Room**

15'5" x 13'0" (4.70m x 3.97m)

Window to the rear elevation, wall mounted modern electric radiator.

**Kitchen**

9'2" x 6'0" (2.80m x 1.84m)

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, space for cooker.

**Bedroom**

12'1" x 7'8" (3.69m x 2.36m)

Window to the rear elevation, wall mounted modern electric radiator.

**Bathroom**

Suite comprising panelled bath with wall mounted electric shower unit, controls and showerhead, wc with low level flush, pedestal mounted wash hand basin, tiled splashbacks, wall mounted electric heater, built in airing cupboard.

**Off Road Parking Space**

Located at the rear of the property.

**Lease Details**

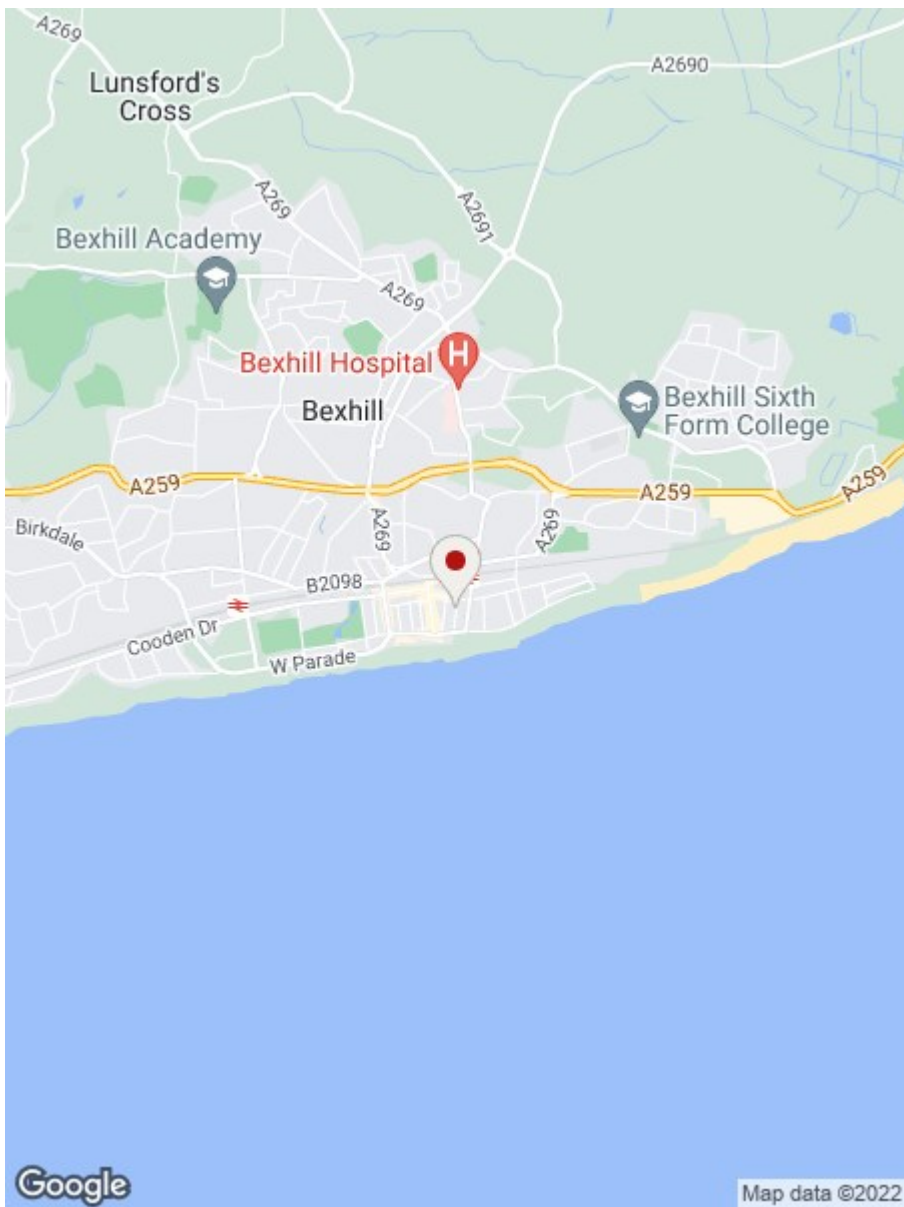
946 years remaining on lease from 1969, Approx. £800 per annum service charges.

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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**Residential Estate Agents  
Lettings & Property Management**



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