

**RUSH
WITT &
WILSON**



**17 Rotherfield Avenue, Bexhill-On-Sea, East Sussex TN40 1SY
£259,000**

A beautiful converted maisonette apartment, full of character and charm throughout, comprising modern fitted kitchen, three bedrooms, large living room, modern bathroom suite and separate w/c. Other internal benefits include newly installed electric heating system, double glazed windows and doors & extensive storage space throughout. Externally, the property boasts a private front garden space, laid to lawn with patio seating areas, suitable for 'Alfresco Dining'. Conveniently located in this town centre location, within very short walking distance of Bexhill Train Station, Town Centre & Bexhill Seafront. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents.



Entrance Hallway

With obscured glass panelled door, double glazed window to the side, beautiful fireplace, built in storage cupboard with shelving and stairs leading to the first floor ,additional obscured glass window to the side elevation.

First Floor Landing

Electric radiator, loft access via loft hatch, large storage cupboard with shelving.

Living Room

17'0" x 12'5" (5.2 x 3.8)

Two double glazed windows overlooking the front elevation, electric radiator and feature fireplace.

Bedroom One

15'11" x 12'6" (4.86 x 3.83)

Double glazed windows to the rear elevation, electric radiator, built in wardrobe cupboards.

Bedroom Two

13'8" x 10'9" (4.19 x 3.29)

Double glazed windows the front elevation and electric radiator.

Bedroom Three

11'1" x 8'4" (3.38 x 2.55)

Double glazed to the rear elevation and electric radiator.

Kitchen/Breakfast Room

12'7" x 7'10" (3.84 x 2.4)

Modern fitted kitchen with matching wall and base level units with laminate straight edge work top surfaces, one and half bowl sink with drainer & mixer tap, integrated electric oven and four ring induction hob with extractor canopy above, space for free standing fridge/freezer, space and plumbing for washing machine and dishwasher, tiled splashbacks, double glazed windows to the side elevation.

Separate W/C

With w.c low level flush, obscured double glazed window to the side.

Bathroom

Modern suite comprising vanity unit with hand basin with mixer tap, panelled bath with chrome controls and chrome hand shower attachment, part tiled walls, double glazed window to the side elevation.

Outside**Private Front Garden**

Laid to lawn enclosed with picket fence.

Lease and Maintenance

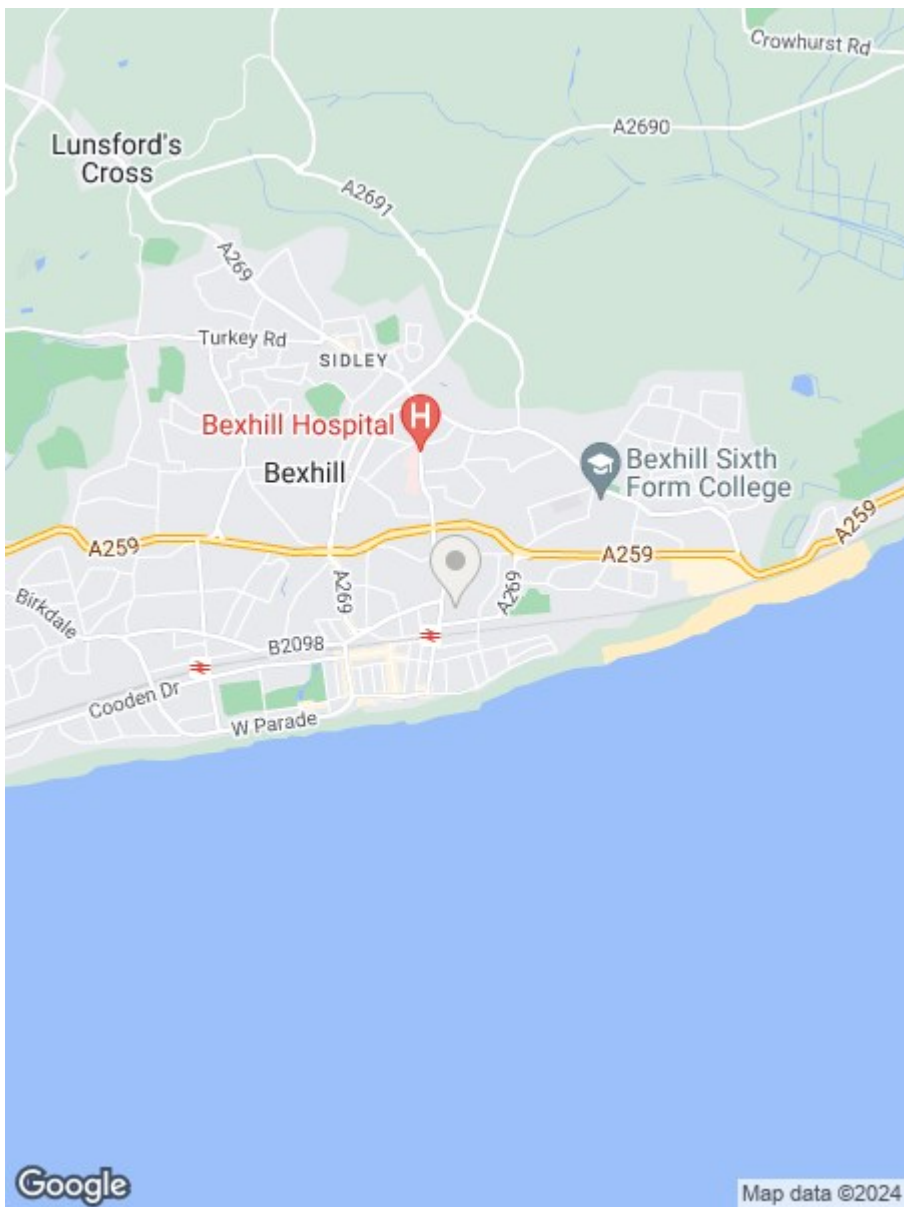
Share of Freehold, lease to be confirmed, maintenance charges on ad hoc basis.

Agent Notes

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	

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**