

**RUSH
WITT &
WILSON**



**6 Saxon House Manor Road, Bexhill-On-Sea, East Sussex TN40 1SU
£200,000**

A spacious two bedroom top floor apartment in need of modernisation, with two double bedrooms, garage, kitchen, large living room, double glazed windows and doors, gas central heating system, beautiful distant sea views, situated in a highly convenient location, within very short walking distance of Bexhill railway station, Bexhill town centre and Bexhill seafront, vacant possession, share of freehold. Viewing comes highly recommended by RWW Bexhill. Council Tax Band C.



Communal Entrance Hall

Communal entrance with stairs leading to second floor.

Private Entrance Hall

With private entrance door, radiator, intercom telecom system, built in storage cupboard with fitted shelving and hanging space beneath.

Living Room

15'8" x 15'5" (4.8 x 4.7)

Radiator, double glazed window to overlooking the rear communal gardens and distance sea views.

Kitchen

15'5" x 9'2" (4.7 x 2.8)

Fitted kitchen with a range of matching wall and base level units, space for washing machine, sink with drainer and mixer tap, gas hob, fitted cooker, tiled splashbacks, cupboard with fitted shelving and housing the gas central heating boiler and meters, double glazed window overlooking the rear elevation.

Bedroom One

15'5" x 11'5" (4.7 x 3.5)

Radiator, double glazed window overlooks the front elevation with sea views.

Bedroom Two

50'10" x 9'6" (15.5 x 2.9)

Radiator, double glazed window overlooking the front elevation with sea views, bespoke fitted wardrobes with hanging space and shelving beneath, additional overhead storage.

Bathroom

Fitted bathroom with wc with low level flush, panel enclosed bath with mixer tap, wash hand basin with mixer tap, double glazed window to the side elevation, tiled walls, heated chrome towel rail, additional shelving and cupboard space.

Garage

En-bloc

Lease & Maintenance

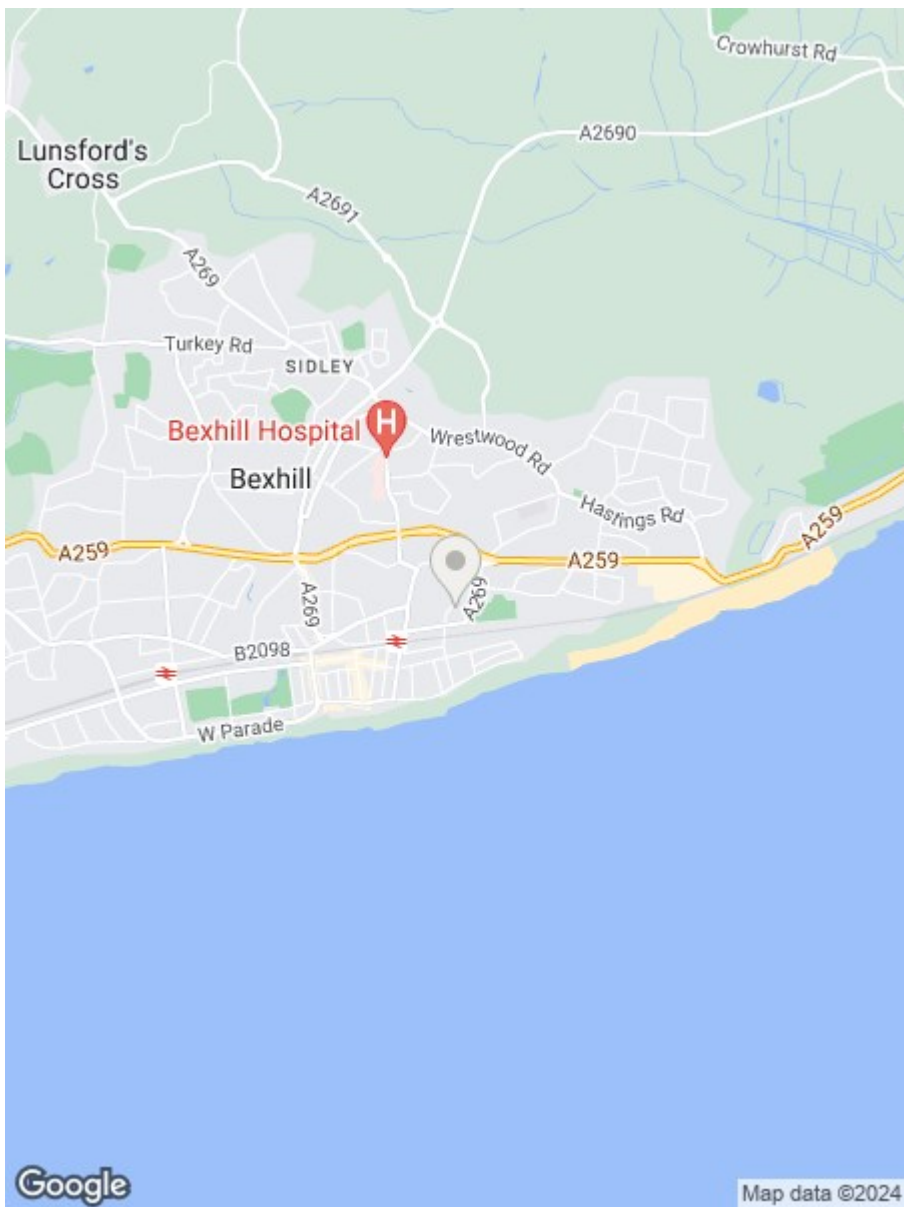
Leasehold with 948 years remaining. Approx. £1400 pa service charge.

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	



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