

**RUSH
WITT &
WILSON**



**Flat 1, 26a St. Leonards Road, Bexhill-On-Sea, East Sussex TN40 1HT
£165,000**

A bright and spacious two bedroom flat, ideally situated in Bexhill town centre, with its wide range of amenities, Bexhill seafront and mainline train station with direct links to London Victoria, Gatwick Airport, Ashford international and Brighton. Comprising open plan living/kitchen space, two double bedrooms and modern bathroom. Other internal benefits include newly fitted double glazed windows and gas central heating to radiators. Viewing comes highly recommended by RWW. Council Tax Band A.



Communal Hallway

With stairs and lift to the first floor.

Entrance Hall

With entrance door, cloaks cupboard.

Living/Kitchen

14'0" x 12'10" (4.27 x 3.93)

Two double glazed windows to the front elevation, radiator, fitted kitchen comprising base and wall mounted units , built in oven with hob and extractor fan above, integrated fridge/freezer, plumbing for washing machine, wall mounted gas central heating boiler.

Bedroom One

13'11" x 12'11" (4.25 x 3.94)

With newly fitted double glazed window, radiator.

Bedroom Two

10'4" x 10'5" (3.17 x 3.19)

Newly fitted double glazed window.

Bathroom

Double glazed window, panelled enclosed bath with mixer tap, wash hand basin with mixer tap, low level wc, part tiled walls.

Lease and Maintenance

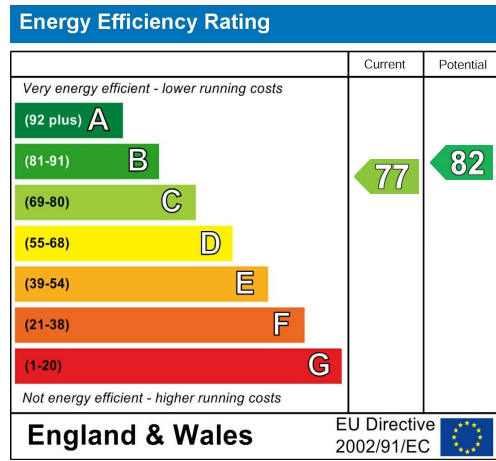
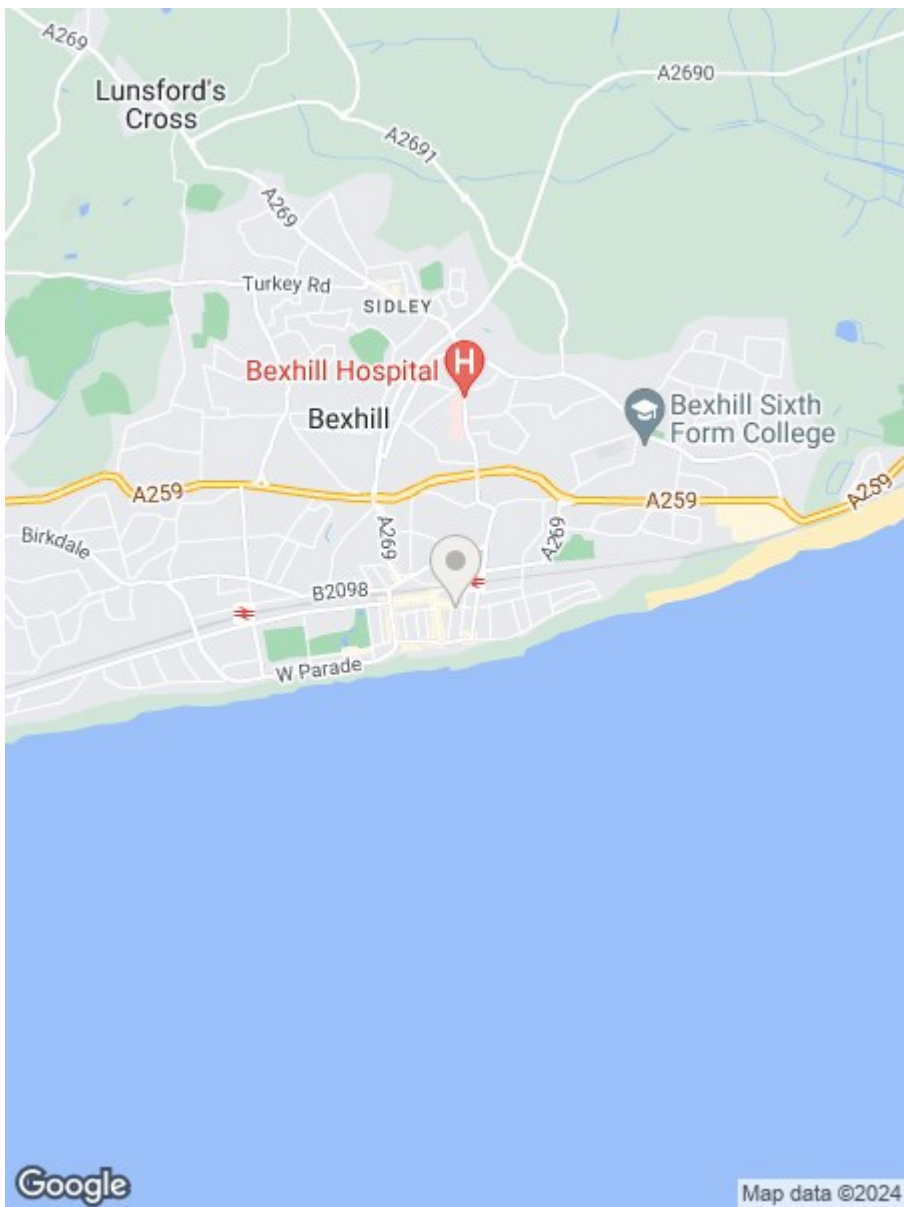
109 years remaining on the Lease. Ground Rent £100 p/a. Maintenance is 1/4 share as and when needed.

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.







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**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**