

RUSH
WITT &
WILSON



11 Rayford Court Buckhurst Road, Bexhill-On-Sea, East Sussex TN40 1QE
£259,950

An opportunity to acquire this well presented two bedroom purpose built, second floor flat, ideally located within easy walking distance of Bexhill town centre. Offering bright and spacious accommodation throughout the property comprises two double bedrooms, large entrance hall, double aspect lounge/diner with access to balcony providing sea views, modern fitted kitchen, modern fitted shower room, separate wc and ample storage space. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers a single garage en-bloc with and additional allocated parking space and communal gardens. Conveniently situated within easy access of Bexhill town centre and amenities, mainline rail station with direct links to London Victoria, Brighton, Ashford International and Gatwick and just a short walk of Bexhill picturesque seafront, viewing comes highly recommended by RWW Bexhill sole agents to appreciate this spacious apartment in this highly conveniently location. Offered with SHARE OF FREEHOLD.



Communal Entrance Hall

Communal entrance door with entryphone leading to the communal hallways, stairs and lift access to all floors.

Private Entrance Hall

Timber internal front door leading to the hallway, comprising radiator, large storage cupboard with fitted shelving and ample storage space, airing cupboard with slatted shelving.

Lounge/Diner

16'6" x 13'6" (5.05 x 4.14)

Double glazed sliding patio door to the side elevation giving access onto the balcony, double glazed window to the rear elevation, two radiators, door leading through to kitchen.

Balcony

13'3" x 3'11" (4.05 x 1.21)

Private balcony with stunning sea views.

Kitchen

13'5" x 7'2" (4.10 x 2.20)

Double glazed window to the rear elevation, radiator, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, space for freestanding fridge/freezer, worktop mounted electric induction hob, integrated eye level electric oven, plumbing space for dishwasher, plumbing space for washing machine, ceramic bowl and half sink with drainer and mixer tap, wall mounted gas central heating boilers, part tiled walls.

Bedroom One

10'11" x 10'0" (3.35 x 3.05)

Double glazed windows to the side elevation with views towards the sea, radiator, fitted double wardrobes with mirrored doors, comprising a range of hanging space and shelving.

Bedroom Two

11'0" x 7'6" (3.37 x 2.31)

Double glazed window to the side elevation with views towards the sea, radiator, fitted single wardrobe with mirrored doors, comprising hanging space and shelving.

Shower Room

White heated towel rail, large walk in shower cubicle with wall mounted shower controls and shower attachment, low level wc, vanity unit with wash hand basin, mixer tap and

storage cupboards beneath with worktop surface, fitted bathroom light, part tiled walls and part aqua panelled walls, extractor fan.

WC

Low level wc, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, part tiled walls, wall mounted bathroom cabinet with lighting.

Outside**Single Garage and Allocated Parking Space**

Single garage with up and over door and allocated parking space.

Communal Gardens

Communal gardens with some mature plants and shrubs.

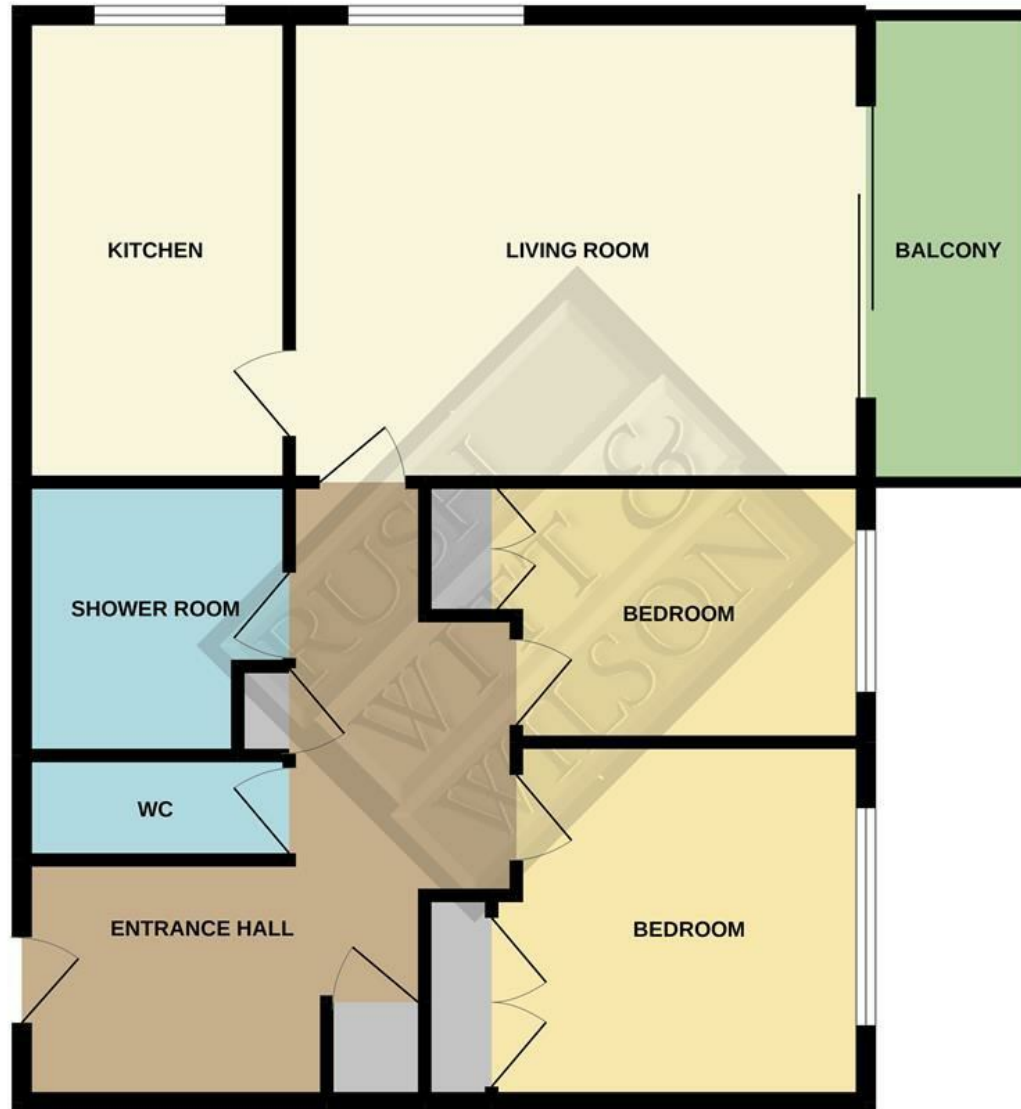
Lease and Maintenance

Share of Freehold, 900+ year Lease, Maintenance £1800 per annum

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.

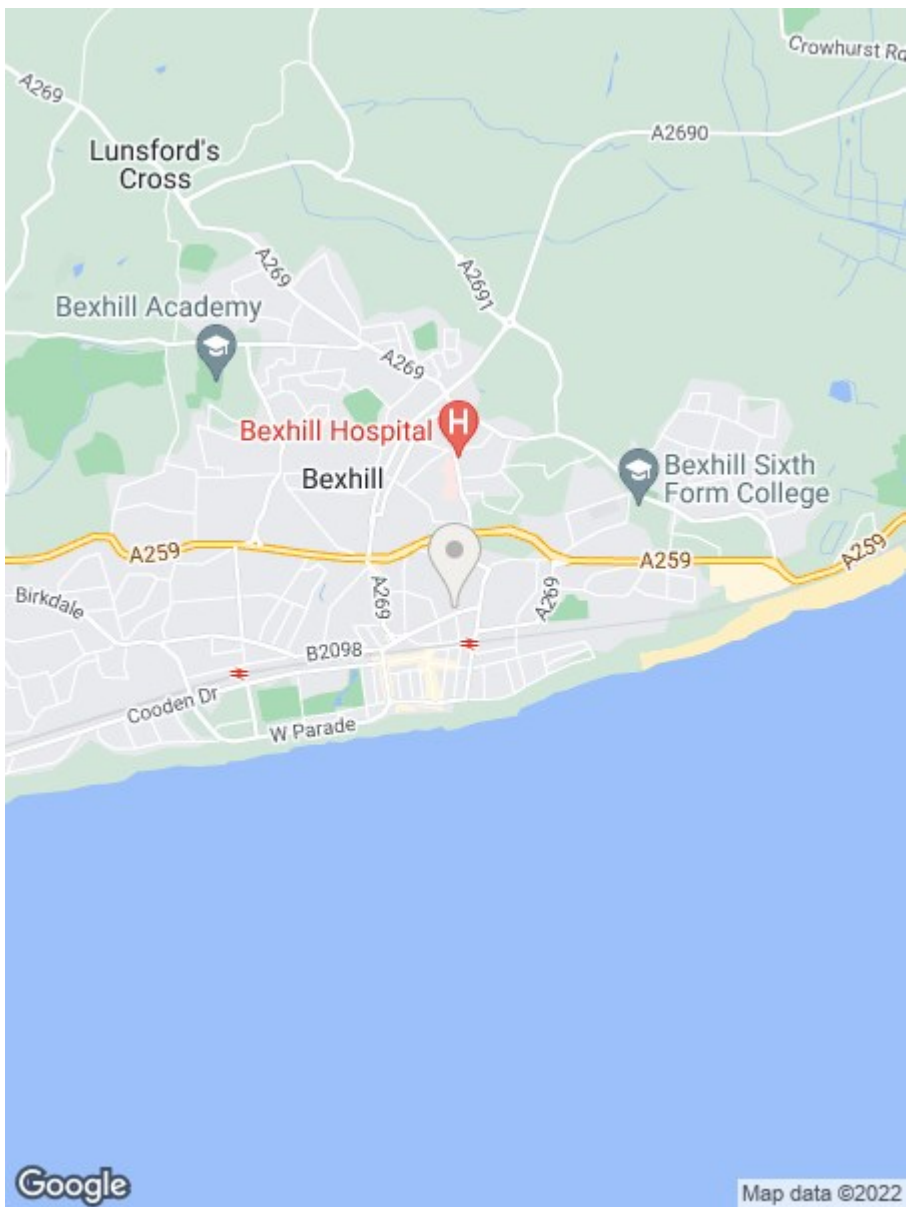




779 sq.ft. (72.4 sq.m.) approx.

TOTAL FLOOR AREA : 779 sq.ft. (72.4 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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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	

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