

RUSH
WITT &
WILSON



Flat 2, 4-5 Devonshire Square, Bexhill-On-Sea, East Sussex TN40 1AB
£120,000 Leasehold

Very spacious one bedroom first floor apartment, situated in the town centre location of Bexhill and within very close proximity to the beach and train station. Offering bright and spacious accommodation throughout, the property comprises private entrance hallway, large living room, fitted kitchen, double bedroom and fitted bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Views come highly recommended by Rush Witt & Wilson Bexhill.



Communal Entrance Hallway

Stairs rising to the first floor.

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.

Private Entrance Hallway

Window to the side elevation, radiator, doors off to the following:

Kitchen

15'10 x 9'1 (4.83m x 2.77m)

Fitted kitchen with a range of matching wall and base level units, laminate straight edge worktop surfaces, one and a half bowl sink with side drainer and mixer tap, integral oven with four ring gas hob and extractor canopy above, space for freestanding fridge and freezer, space and plumbing for washing machine, radiator, window to the rear elevation, stairs leading down to:

Council Tax Band – A

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

Living Room

19'1 x 10'10 (5.82m x 3.30m)

Double glazed window to the rear and side elevations, two double radiators.

Dining Room/Study

6'10 x 7'0 (2.08m x 2.13m)

Double glazed window to the rear elevation, radiator.

Bathroom

Suite comprising low level wc, panel enclosed bath with chrome mixer tap with chrome shower head attachment, pedestal wash hand basin, radiator.

Bedroom

13'9 x 10'5 (4.19m x 3.18m)

Dual aspect via double glazed windows to the front and rear elevations, built in wardrobe cupboards, double radiator.

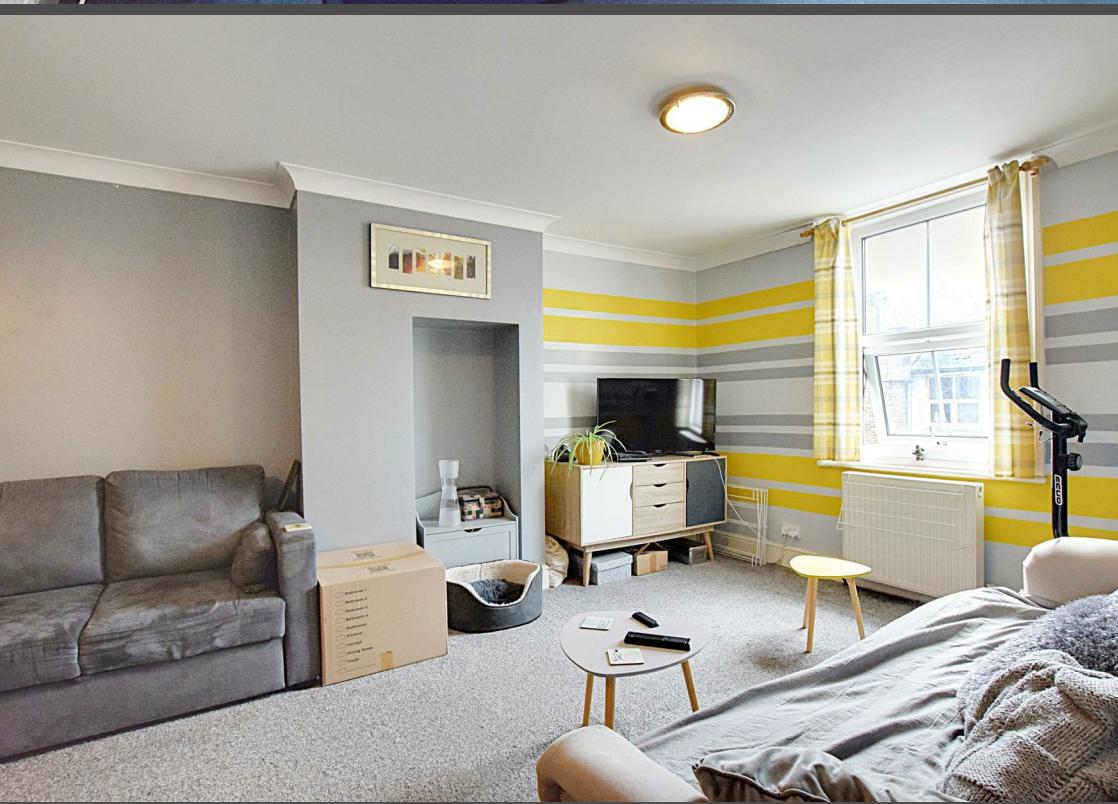
Tenure

Lease & Maintenance

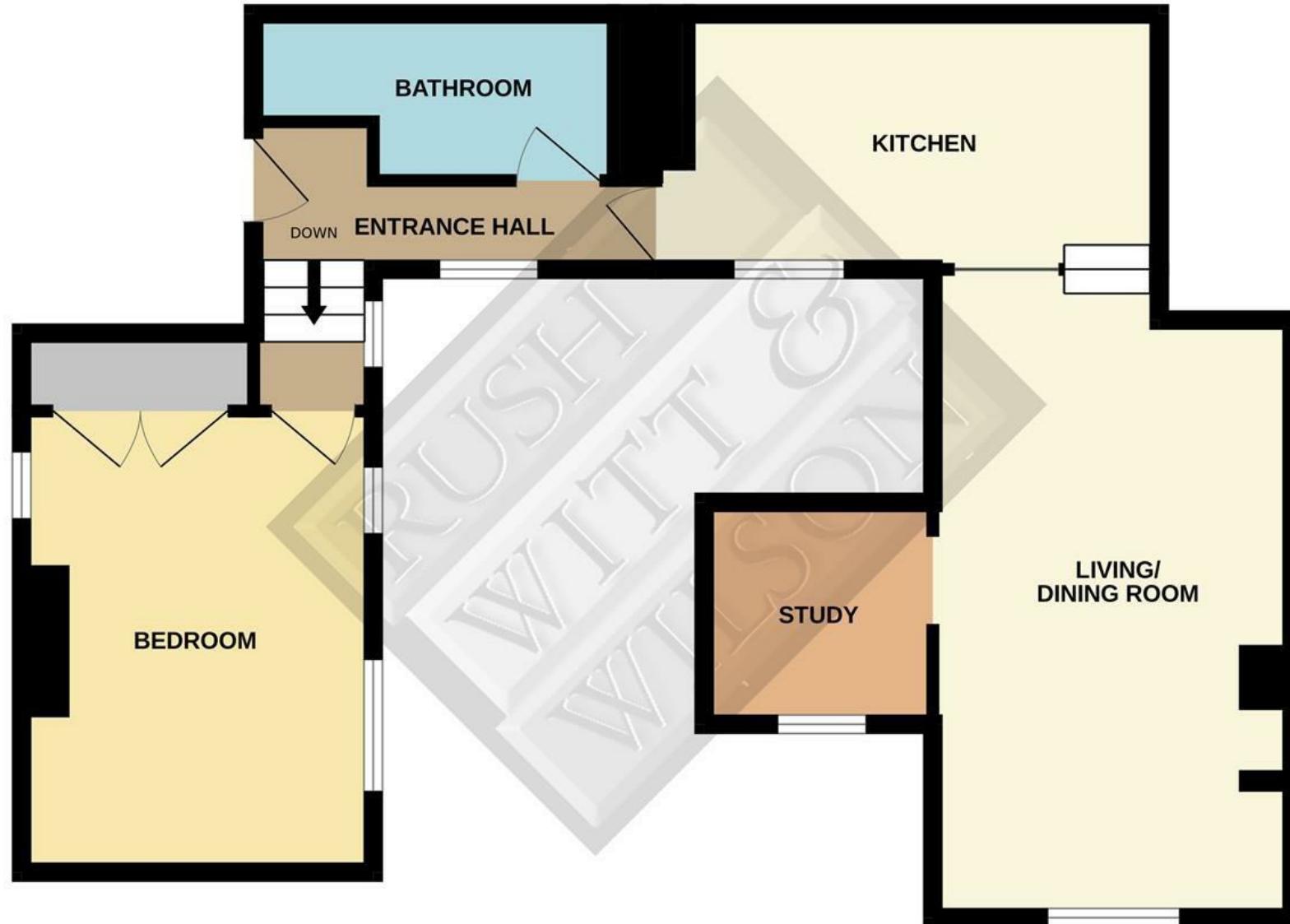
There are 75 years remaining on the lease. The vendor has advised us that the annual Ground Rent is £12.05 and the annual Service Charge is £965.83. *Lease renewal available via separate negotiation*

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.



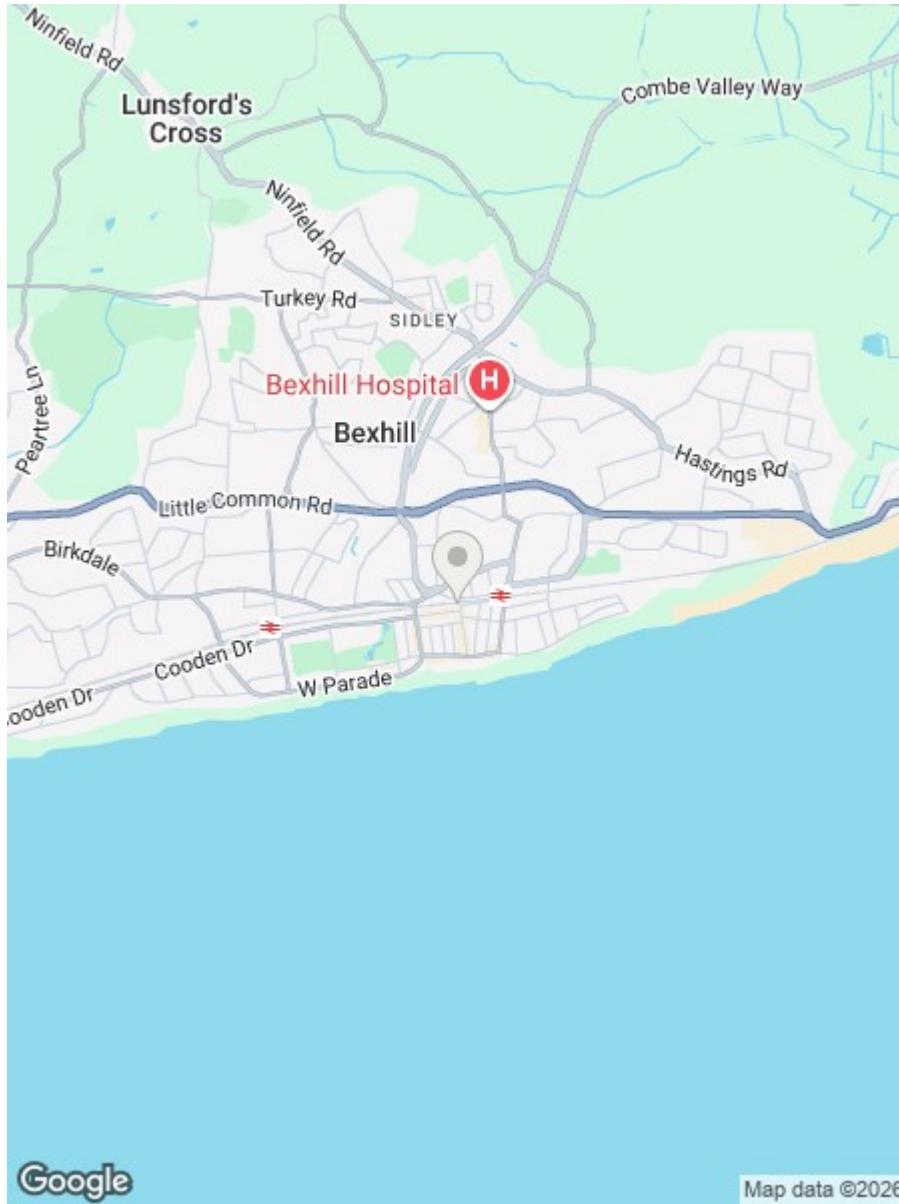
1ST FLOOR
624 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (57.9 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	