

**RUSH
WITT &
WILSON**



**45 Reginald Road, Bexhill-On-Sea, East Sussex TN39 3PH
Offers In Excess Of £265,000**

An opportunity to acquire this exceptionally well presented two bedroom ground floor converted garden flat conveniently located just a short walk from Bexhill town centre. Offering bright and spacious accommodation throughout the property comprises bay fronted lounge with stunning open fireplace, stunning kitchen/diner, two bedrooms, study, new family bathroom, externally the property private westerly facing rear courtyard. Ideally situated in this popular area of Bexhill within easy access to Bexhill town centre, amenities, seafront and mainline railway station. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning ground floor apartment in this sought after and popular location. The property comes with the added benefit share of freehold.



Entrance Hallway

Obscured glass panelled front door leading to hallway, services cupboard housing electric meter and electric consumer unit, large storage cupboard with hanging space and a storage cupboard above, under stairs storage cupboard with shelving.

Lounge

14'1" x 11'3" (4.30 x 3.45)

Front aspect sash bay window with secondary glazing, radiator, stunning feature fireplace with open fire, coved ceilings, exposed feature original floorboards.

Kitchen/Diner

11'3" x 10'10" (3.43 x 3.32)

Window to the rear elevation overlooking the rear garden court yard, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, space for free standing fridge/freezer, integrated electric oven, worktop mounted electric induction hob with mosaic tile splashback, composite bowl and half sink with drainer and mixer tap, plumbing space for washing machine.

Bedroom One

12'0" x 11'3" (3.68 x 3.45)

Double glazed window to the side elevation, radiator, storage cupboard housing the newly fitted gas central heating boiler.

Bedroom Two

14'0" x 9'2" (4.27 x 2.81)

Double aspect windows to the front and side elevation with secondary glazing, radiator.

Second Hallway

With large storage cupboard with hanging space and shelving with storage cupboard above, access to toilet and bathroom.

Bathroom

Obscure glass window to the rear elevation, radiator, modern fitted white bathroom suite comprising pedestal mounted wash hand basin with tiled splashback, panelled enclosed bath with mixer tap and shower attachment and part tiled walls.

Separate Wc

Obscured glazed window to the rear elevation, radiator, low level wc.

Rear Garden Courtyard

Westerly facing courtyard with some raised flowerbeds and large outside store room.

Maintenance And Lease

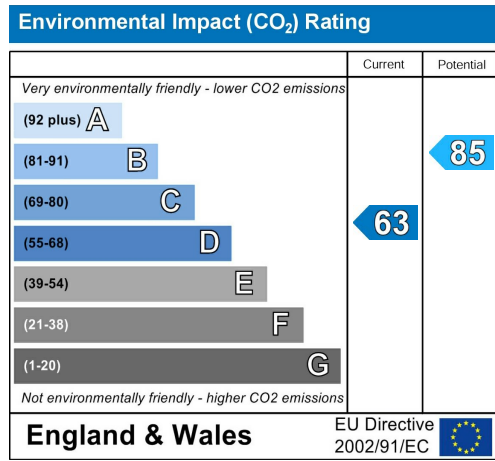
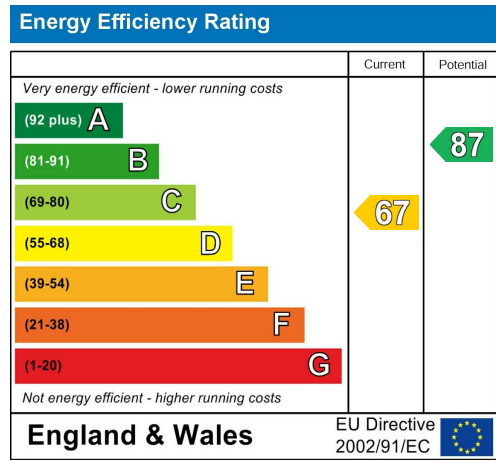
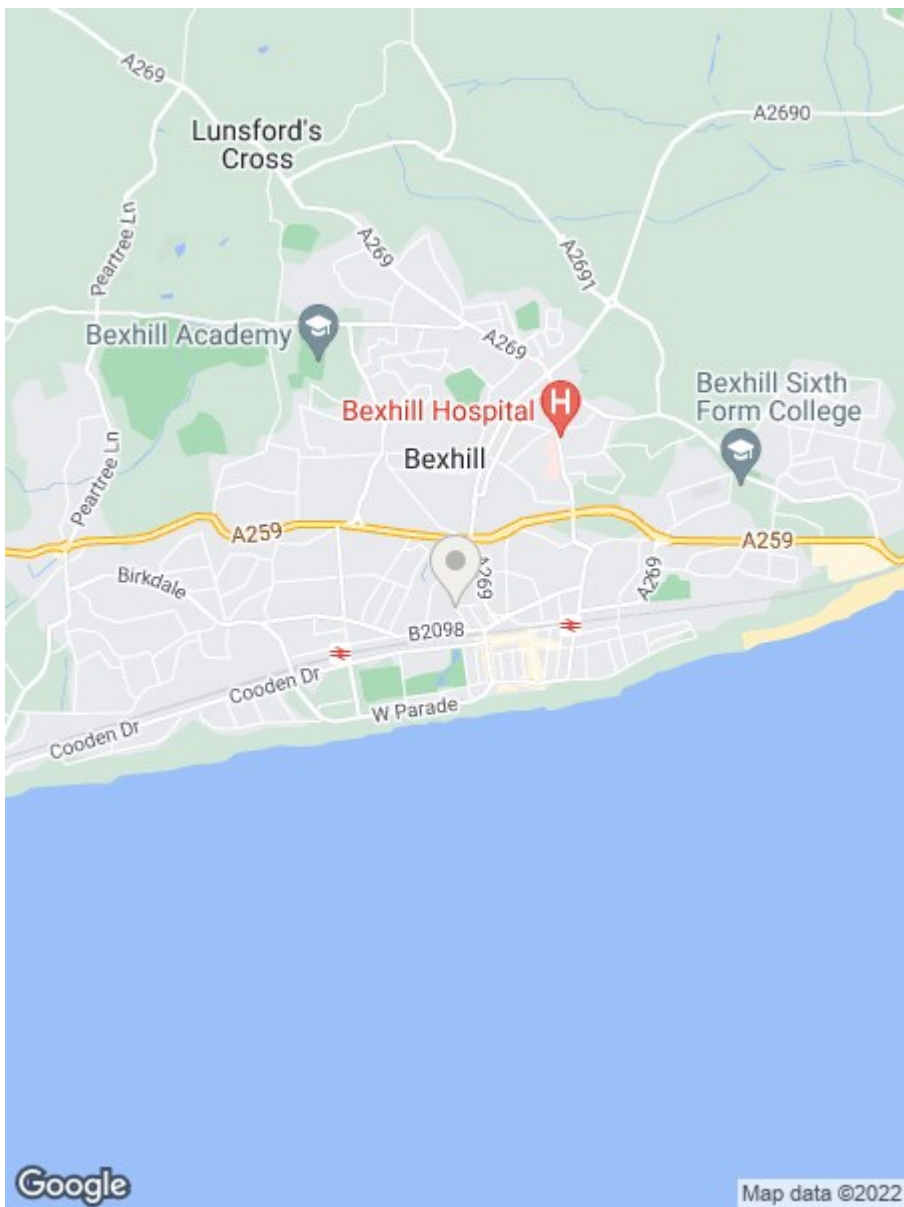
50% share of Freehold, remainder of 999 year lease from 2018, maintenance 50% split as and when needed.

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.







**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**