

**RUSH
WITT &
WILSON**



**16 Howard House Birkdale, Bexhill-On-Sea, East Sussex TN39 3TU
Guide Price £239,000**

A bright and spacious two bedroom ground floor apartment, extremely well presented throughout. Internally the property comprises two double bedrooms, living room with sun balcony overlooking the communal gardens, fitted kitchen, fitted bathroom and separate wc. Externally the property offers communal gardens and garage en-bloc. Viewing comes highly recommended by RWW sole agents. Council Tax Band C.



Communal Entrance Hallway

Private Entrance Hallway

With entrance door, entry phone system, airing cupboard with slatted shelving and hot water cylinder.

Living Room

15'7" x 13'1" (4.75 x 3.99)

Glass panelled French doors give access onto sun balcony with views over the communal gardens, feature fireplace with electric coal effect fire, warm air heating.

Kitchen

12'5" x 10'10" (3.80 x 3.32)

Fitted kitchen with matching wall and base level units with marble effect laminate worktop surfaces, one and half bowl sink with drainer and mixer tap, built in eye level electric oven with five ring gas hob, space and plumbing for washing machine and tumble dryer, space for American style fridge/freezer, tiled splashbacks, double glazed windows overlook the rear elevation.

Bedroom One

17'0" x 11'11" (5.19 x 3.65)

Double glazed windows overlook the rear elevation, two built in wardrobe cupboards with hanging space and shelving, warm air heating.

Bedroom Two

12'7" x 9'10" (3.86 x 3.00)

Double glazed windows overlooking the rear elevation, warm air heating.

WC

Suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, obscured glass window to the side elevation.

Bathroom

Suite comprising panelled bath with mixer tap and hand/shower attachment and showerhead, pedestal mounted wash hand basin with mixer tap, part tiled walls, obscured glass panelled window overlook the side elevation.

Outside

Communal Gardens

Mainly laid to lawn with various plants, shrubs and trees.

Garage En-Bloc

With up and over door.

Lease And Maintenance

Lease Approximately 941 years remaining, Maintenance approximately £400 every six months. Ground Rent £10 p/a.

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.

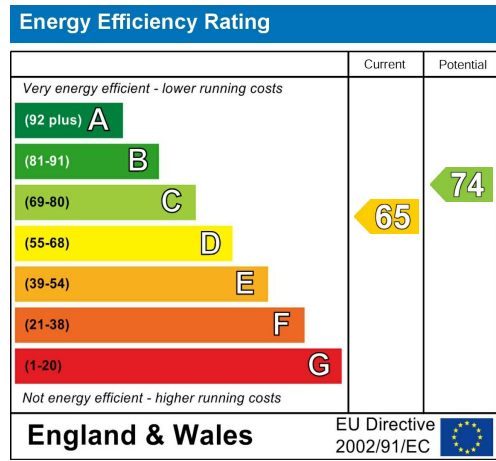
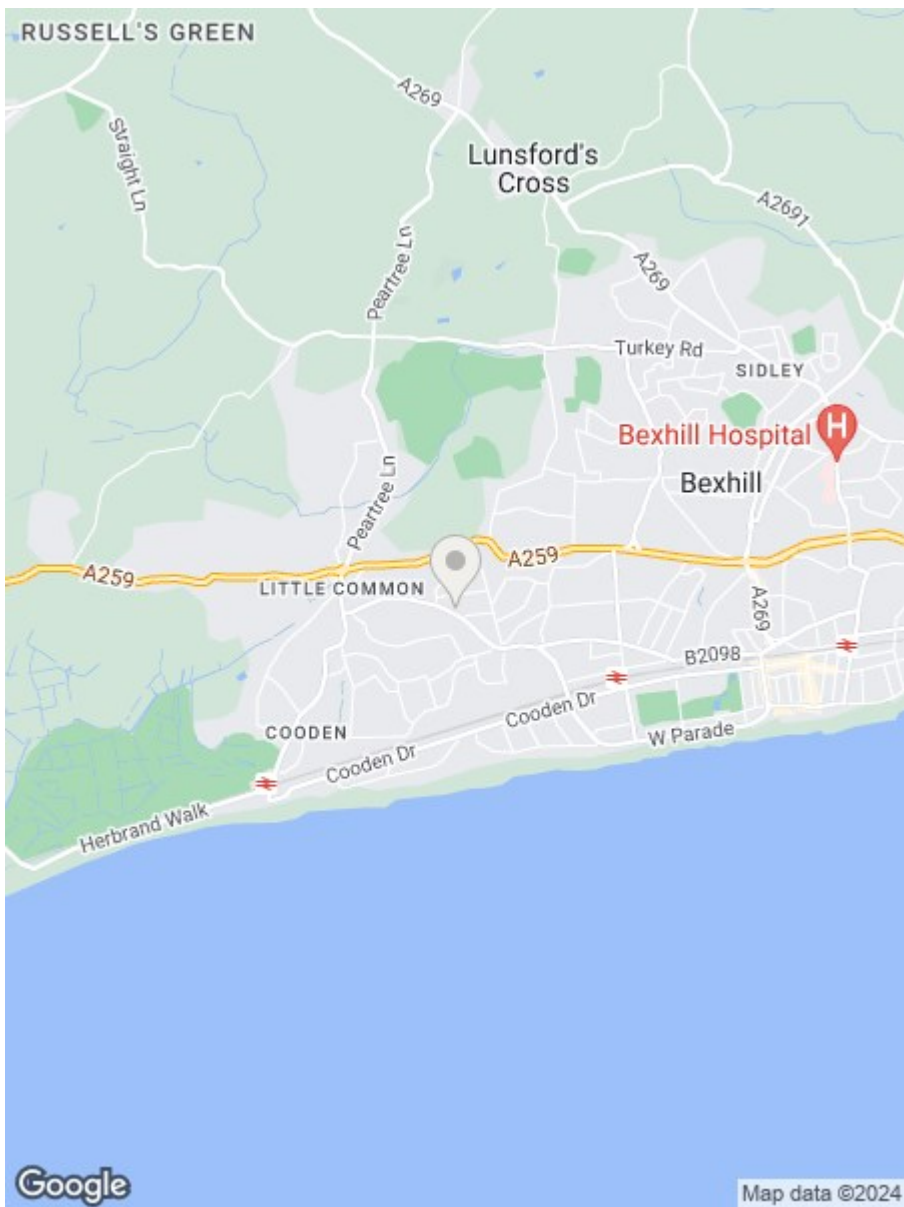




GROUND FLOOR
870 sq.ft. (80.8 sq.m.) approx.

TOTAL FLOOR AREA : 870 sq.ft. (80.8 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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