

**RUSH  
WITT &  
WILSON**



**Flat 1, 8 West Parade, Bexhill-On-Sea, East Sussex TN39 3HR  
Guide Price £265,000**

**A stunning state of the art, beautifully modernized two bedroom seafront lower ground floor flat with private front courtyard and rear garden, under floor heating, double glazed windows and doors, modern fitted kitchen, bathroom and utility room, private entrance via remote cast iron security gates to the front with entry phone video system, viewing comes highly recommended by RWW sole agents. Council Tax Band A.**



**Entrance Hallway**

With entrance door and alcove, window to the side elevation, video call entry handset.

**Living Room**

17'8" x 16'1" (5.40 x 4.92)

With south easterly aspect, window to the front elevation, modern electric radiator, fitted storage cupboard, dark oak effect wood flooring.

**Kitchen**

16'2" x 7'6" (4.95 x 2.31)

Modern fitted kitchen comprising a range of base and wall units with solid wood block worktops, electric hob with extractor canopy and light, integrated oven and grill beneath, circular single drainer sink unit with mixer tap, space for fridge/freezer.

**Utility Room**

8'3" x 6'7" (2.54 x 2.01)

Window to the side elevation, base units, plumbing for washing machine, laminate worktops, single drainer stainless steel sink unit with mixer tap, tiled floor, space for tumble dryer.

**Inner Hallway**

Storage cupboard.

**Cloakroom**

WC with concealed cistern, wall mounted wash hand basin with vanity unit beneath, ceramic floor and wall tiling.

**Storage Room**

9'1" x 4'7" (2.78 x 1.40)

**Bedroom One**

17'8" x 11'10" (5.39 x 3.62)

Bay window to the rear elevation, overlooking the courtyard, fitted wardrobe cupboards with sliding doors, wall mounted modern electric radiator.

**En-Suite Shower Room**

With double width shower, shower screen, chrome controls, hand/shower attachment, fixed rainfall showerhead, wc with concealed cistern, wall mounted wash hand basin with mirror, chrome heated towel rail, ceramic floor and wall tiling, built in linen cupboards.

**Bedroom Two**

14'5" x 8'5" (4.40 x 2.57)

Window and door to the rear, wall mounted modern electric radiator.

**Outside****Front Garden**

Court yard area with private storage cupboard, wrought iron railings with magnetic security gate.

**Rear Garden**

Mainly patioed laid with raised flowerbeds, westerly/south westerly elevation, shrub and flowerbeds, gated rear access.

**Lease And Maintenance**

117 years remaining on the lease, Service Charge TBC.

**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.

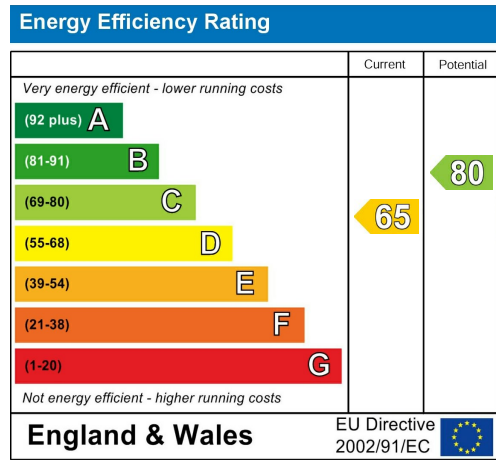
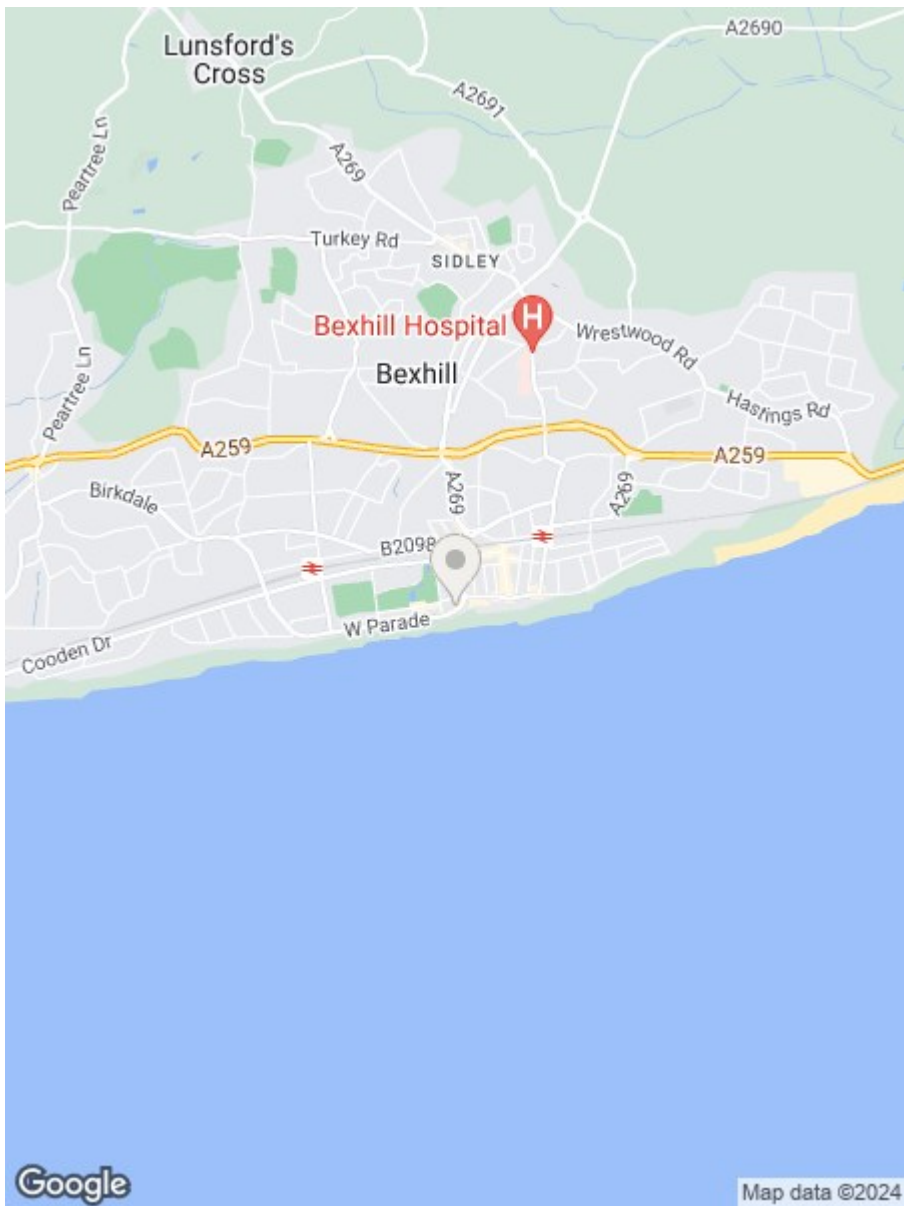


GROUND FLOOR  
TOTAL FLOOR AREA : 976sq.ft 90.67sq.m



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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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