

**RUSH
WITT &
WILSON**



**17 Howard House Birkdale, Bexhill-On-Sea, East Sussex TN39 3TU
£279,000**

A recently renovated two bedroom, first floor apartment, situated in the highly sought after location of Birkdale Bexhill. Offering bright and spacious accommodation throughout comprises large living/dining room with large sun balcony, two double bedrooms, modern fitted kitchen, modern fitted bathroom and separate wc. Other internal benefits include gas central heating system and double glazed windows and doors. Externally the property boasts stunning communal gardens, parking and garage en-bloc. Viewing comes highly recommended by RWW Bexhill. Council Tax Band C.



Communal Entrance Hall

With stairs and lift to first floor.

Private Entrance Hall

With entrance door, radiator, airing cupboard with radiator and slatted shelving.

Living/Dining Room

30'9" x 13'11" (9.39 x 4.25)

Dual aspect with windows to the front and rear elevation, two double radiators, glass panelled door giving access onto the sun balcony, feature fireplace with tiled surround.

Sun Balcony

Extensive in size, overlooking the communal gardens.

Kitchen

12'9" x 8'6" (3.90 x 2.60)

Modern fitted kitchen with a range of matching wall and base units, sink with drainer and mixer tap, four ring induction hob with extractor fan above, integrated electric oven, space for freestanding fridge/freezer, space and plumbing for washing machine, tiled splashbacks, double glazed windows to the rear elevation. Gas central heating and domestic hot water boiler.

Bedroom One

15'6" x 12'0" (4.73 x 3.67)

Double glazed windows to the front elevation, double radiator, built in wardrobe cupboards with sliding doors and hanging space and shelving.

Bedroom Two

12'7" x 10'11" (3.85 x 3.35)

Double glazed windows to the rear elevation, double radiator, built-in wardrobe cupboards with sliding doors, hanging space and shelving.

Bath Room

Modern suite comprising panelled bath with chrome controls and chrome hand/shower attachment, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, tiled splashbacks, vanity unit with wash hand basin and mixer tap, radiator, obscured glass panelled window to the side elevation.

Separate WC

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

Communal Gardens

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

Garage

With up and over door, power and light.

Lease and Maintenance

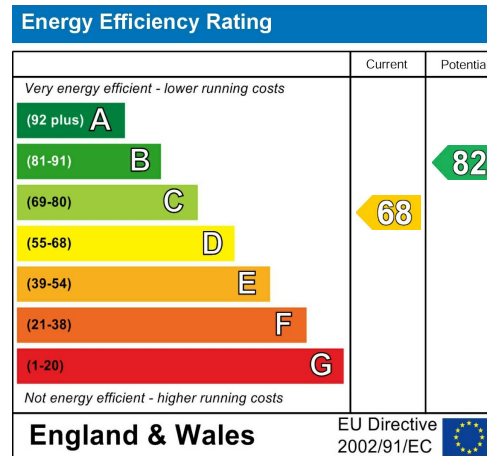
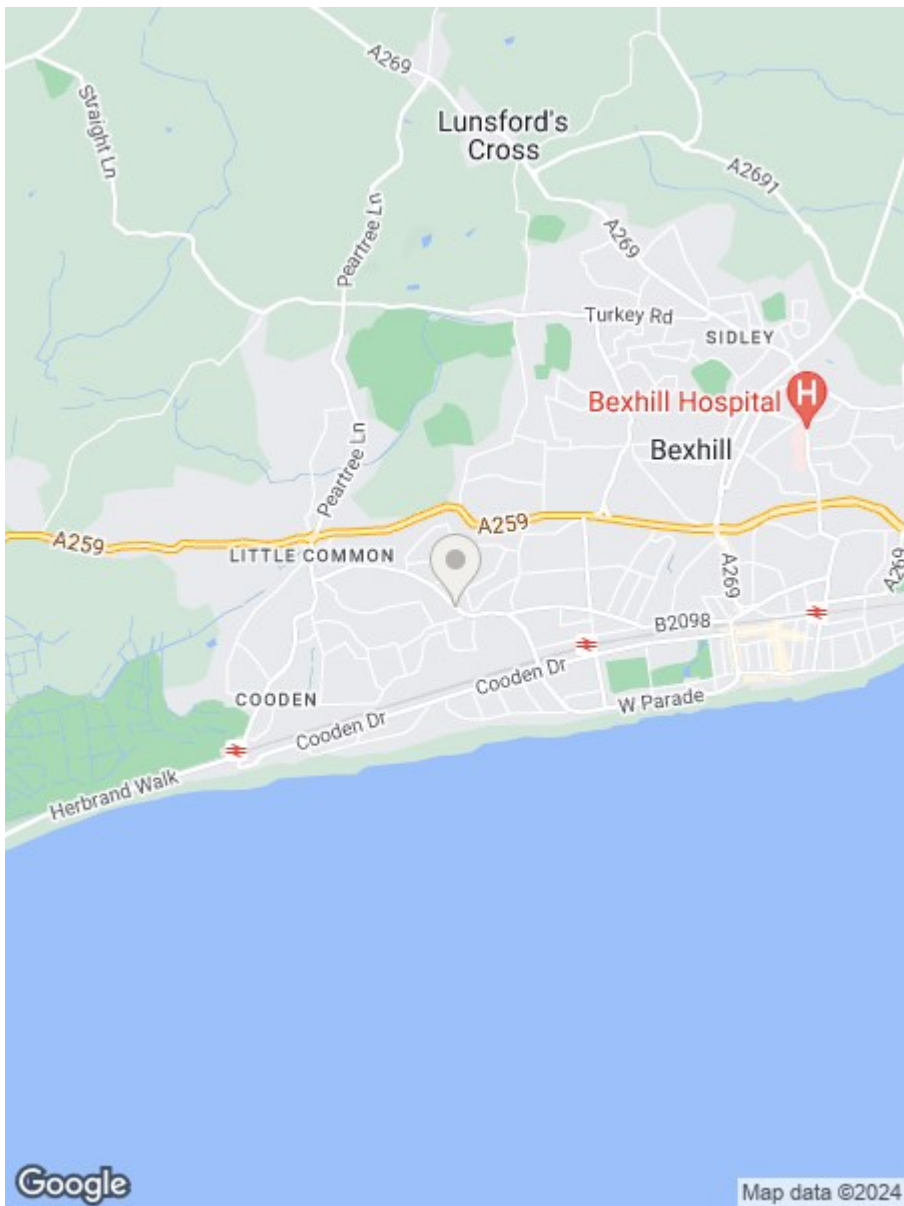
Share of freehold, remainder of 999 year lease, maintenance charge approximately £1200 per/annum

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.







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