

**RUSH
WITT &
WILSON**



**Flat 2, 26 Buckhurst Road, Bexhill-On-Sea, East Sussex TN40 1QE
Offers In Excess Of £240,000 Leasehold**

About the property

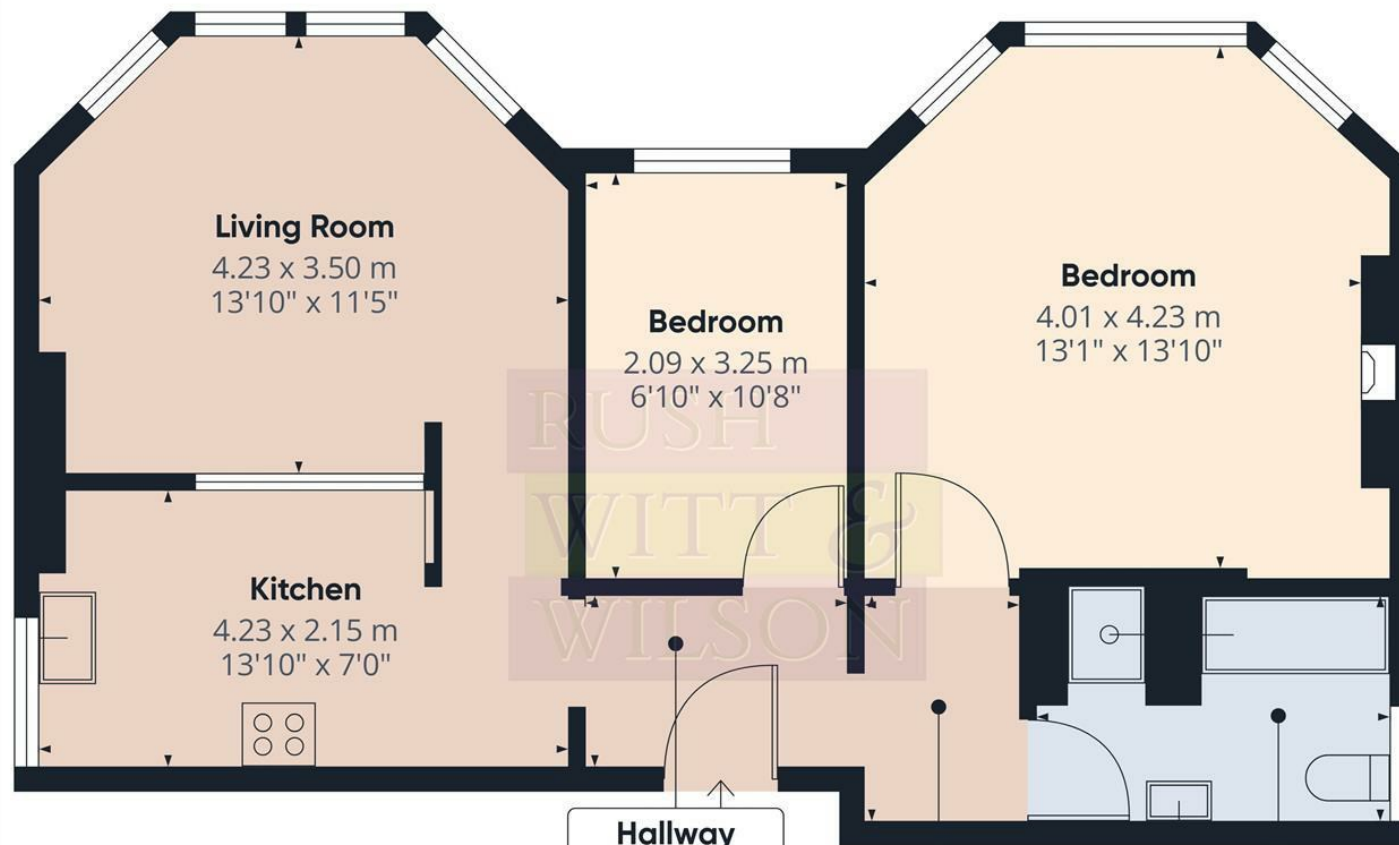
A stunning two bedroom ground floor apartment comprising entrance hallway, fitted kitchen, bay fronted living room, two double bedrooms and bathroom suite. Other internal benefits include gas central heating system and double glazed windows and doors.

Externally, the property boasts the private use of the front garden, which comes enclosed to all sides, offering privacy and seclusion, and laid to lawn.

The property comes situated in this highly convenient location, minutes away from Bexhill Town Centre with its wide range of amenities, Bexhill seafront and Bexhill train station.

Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents.





Approximate total area⁽¹⁾

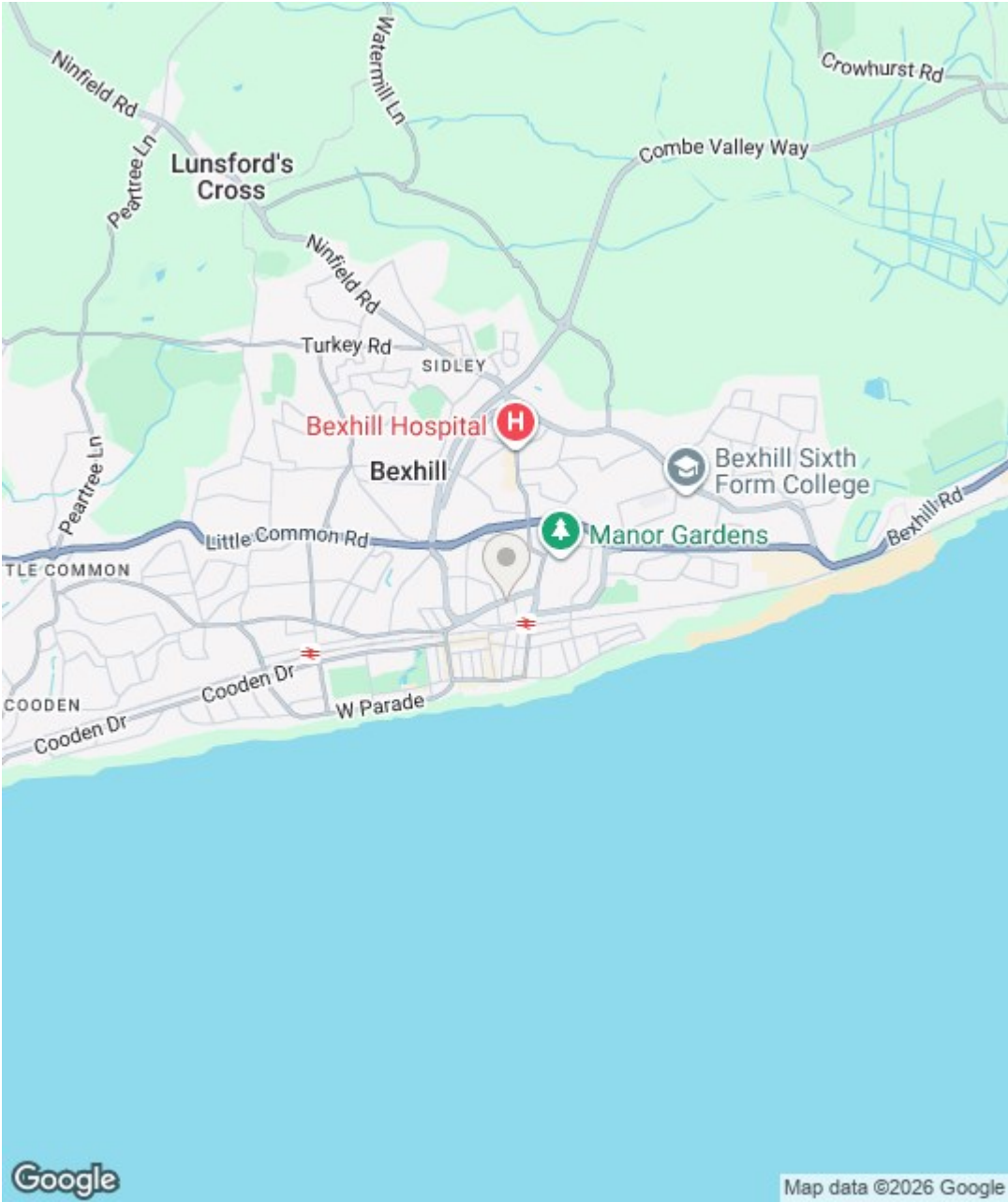
56.3 m²
606 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 (CO ₂) 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	

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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