

**RUSH  
WITT &  
WILSON**



**47A De La Warr Road, Bexhill-On-Sea, East Sussex TN40 2JE**  
**Guide Price £185,000**

**An opportunity to acquire this large and impressive two bedroom, first floor character flat ideally located within close distance to Ravenside Retail Park, beach and Bexhill town centre. The property is in need of some modernisation but offers bright and spacious accommodation throughout comprising large bay fronted lounge, two double bedrooms, kitchen/breakfast room, large bathroom and separate wc. Other internal benefits include double glazed windows throughout. Ideally situated approximately one mile from Bexhill town centre with its wide range of amenities, seafront and mainline rail station whilst still only being a short distance to Ravenside Retail Park. Viewing comes highly recommended by RWW to appreciate this spacious property in this convenient location. Offered with SHARE OF FREEHOLD and NO ONWARD CHAIN. Council Tax Band B.**



**Communal Hallway**

Communal entrance door leading to the communal hallway, stairs leading to first floor.

**Private Hallway**

Internal front door leading to hallway, comprising radiator, airing cupboard housing the hot water cylinder with slatted shelving.

**Lounge**

21'11" x 14'8" (6.70 x 4.49)

Double glazed bay window to the front elevation, two radiators, feature York stone fireplace, cornice ceilings.

**Kitchen/Breakfast Room**

14'11" x 10'6" (4.57 x 3.22)

Double glazed window to the rear elevation, double glazed door giving access onto the fire escape, radiator, fitted kitchen with a range of wall and base level units with laminate and straight edge worktop surfaces, large stainless steel sink with double drainer and mixer tap, space for freestanding cooker, plumbing space for washing machine, space for freestanding fridge/freezer, gas central heating boiler, part tiled walls.

**Bedroom One**

18'6" x 14'9" (5.65 x 4.51)

Double glazed windows to the rear elevation, two radiators, cornice ceiling, corner walk in shower cubicle with wall mounted shower controls, shower attachment and tiled inside.

**Bedroom Two**

13'3" x 11'4" (4.04 x 3.46)

Double glazed windows to the front elevation, radiator, fitted wardrobe with hanging space and shelving.

**Bathroom**

Obscured double glaze window to the front elevation, radiator, heated chrome towel rail, pedestal mounted wash hand basin, bidet, low level wc, panelled enclosed bath, part tiled walls, electric bathroom heater.

**Separate WC**

Double glazed window to the side elevation, low level wc.

**Lease And Maintenance**

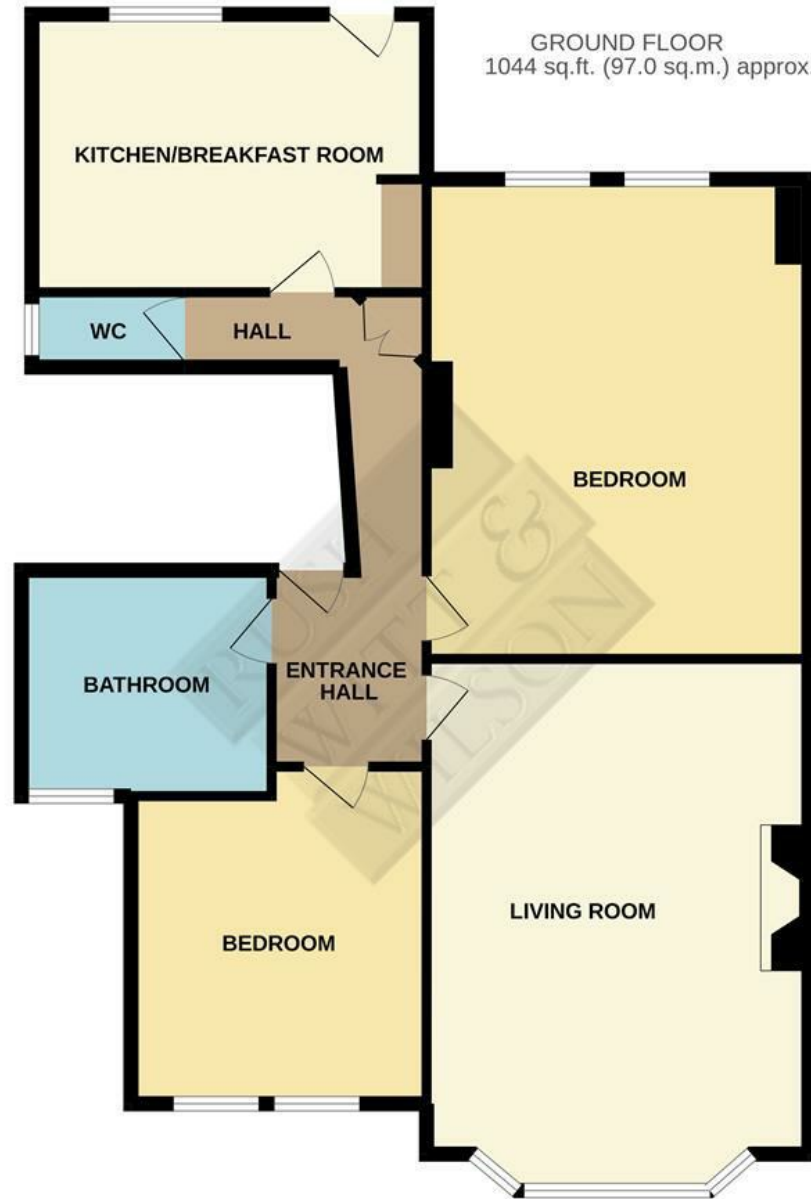
Share of Freehold, Lease Length - 53 years remaining.

Building Insurance and Maintenance 1/3 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.

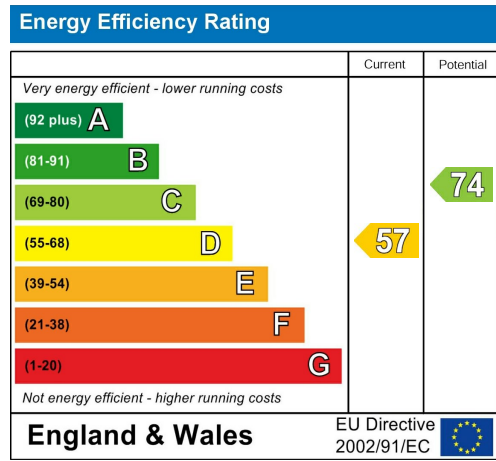
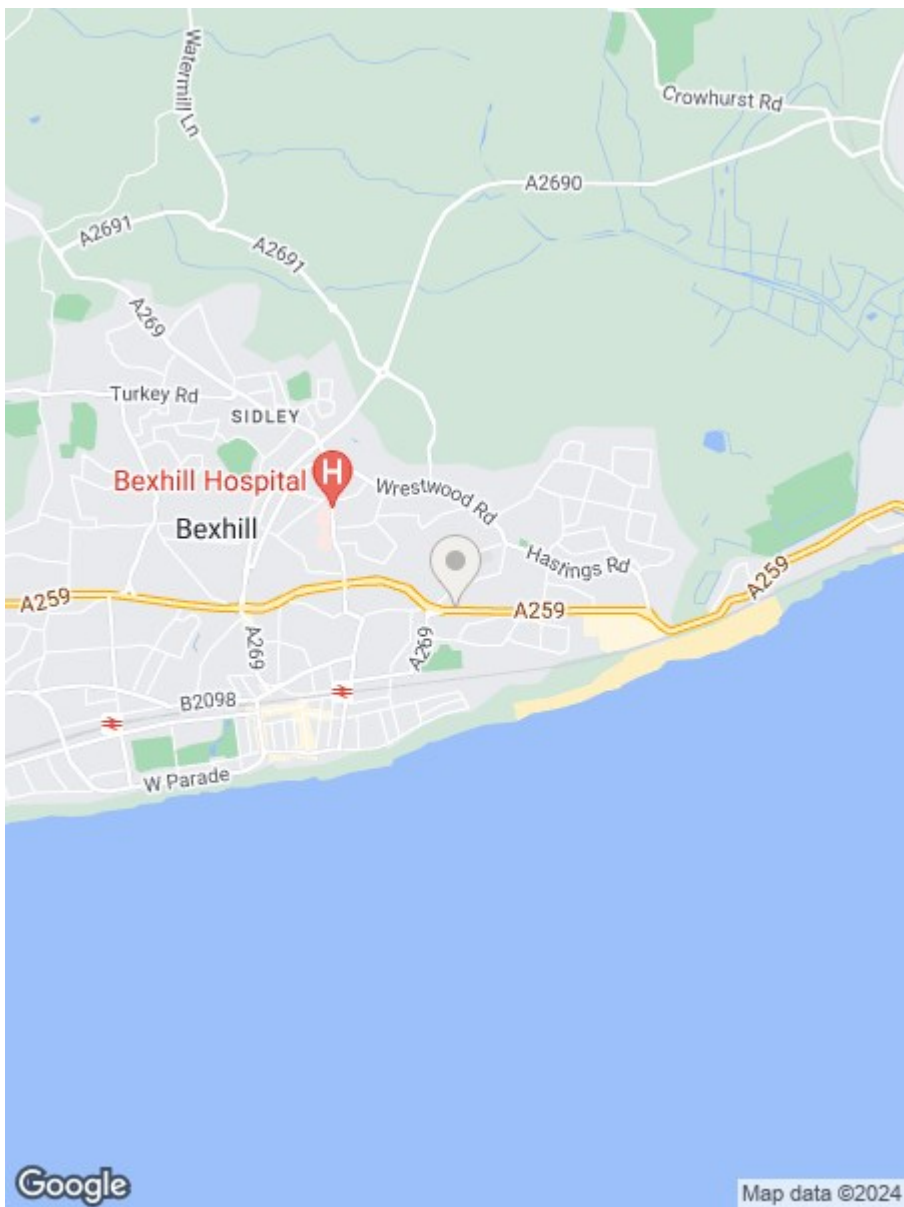




GROUND FLOOR  
1044 sq.ft. (97.0 sq.m.) approx.

TOTAL FLOOR AREA: 1044sq.ft. (97.0 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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