

**RUSH  
WITT &  
WILSON**



**Flat 4, 1 Chestnut Walk, Bexhill, East Sussex TN39 4PL  
£169,950**

**This very well presented first floor purpose built flat comprises two bedrooms, sitting room with bay window, modern fitted kitchen with cooker and hob and a modern fitted shower room. Internal benefits include modern thermostatic electric radiators, some underfloor heating and double glazing throughout. Externally the property boasts off road parking for one vehicle and exceptionally well maintained communal gardens at the rear of the property. Situated in the heart of the ever popular Little Common with very easy access to local amenities close by and both Eastbourne and Bexhill town centres are readily accessible. Viewing comes highly recommended by Rush Witt & Wilson Bexhill to appreciate this lovely property in this highly convenient location.**



**Communal Entrance Hall**

Stairs Leading to first floor.

**Hallway**

Access to private loft space providing storage. Loft is part boarded. Tiled flooring with underfloor heating.

**Lounge**

11'7" x 12'0" into bay (3.53 x 3.66 into bay)

Bay fronted double glazed window to front elevation, carpeted floors, modern thermostatic electric radiator. Bi-fold doors to study/bedroom two.

**Kitchen**

6'10" x 6'1" (2.08 x 1.85)

Double glazed windows to side elevation. Fitted kitchen with a range of matching wall and base level units with laminate rolled edge worktop surfaces, stainless steel single sink with drainer and mixer tap, integrated electric oven, electric hob with extractor hood above, plumbing space for washing machine, space for free standing fridge/freezer, tiled walls and floor with underfloor heating

**Bedroom One**

8'8" x 12'3" (2.64 x 3.73)

Double glazed window to rear elevation, carpeted floors, modern thermostatic electric radiator.

**Bedroom Two/Study**

9'2" x 4'11" (2.79 x 1.50)

Double glazed window to front elevation, carpeted floors, modern thermostatic electric radiator.

**Shower Room**

Modern fitted shower room comprising walk in shower cubicle, low-level WC with concealed cistern, vanity unit with wash hand basin, mixer tap and storage cupboards beneath. Tiled walls and floor.

**Outside****Communal Gardens**

Beautifully maintained communal gardens mainly laid to lawn with some mature plant, shrub and hedge borders.

**Parking**

Driveway leading to the rear of the property with an allocated parking space.

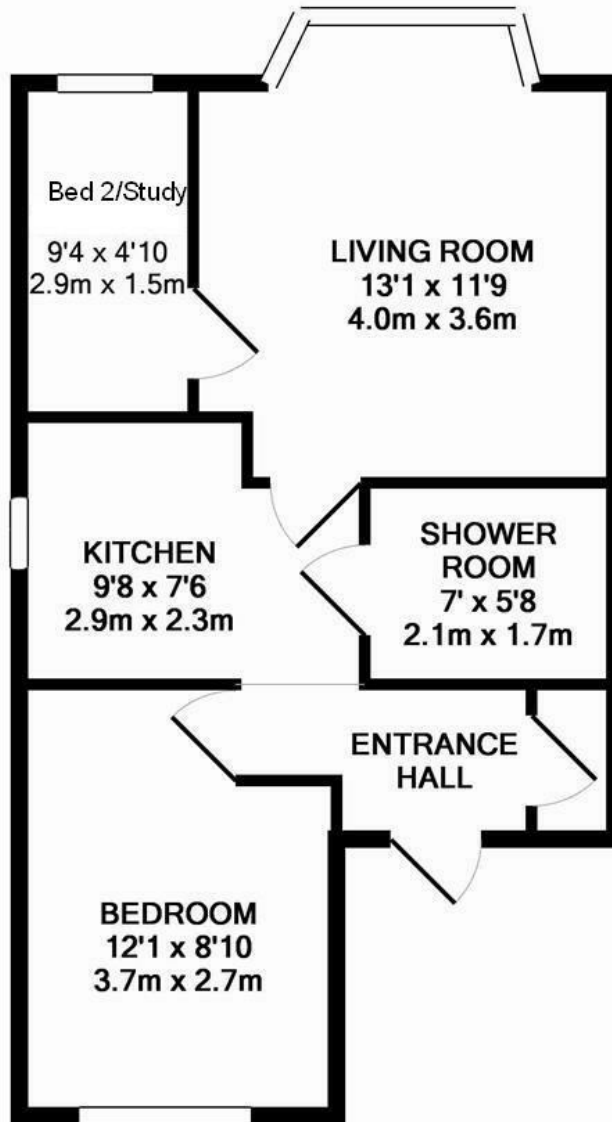
**Lease & Maintenance**

The maintenance charge is £350 per annum with a ground rent of £50 per 6 months. Approx. 92 years remaining on the lease.

**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.

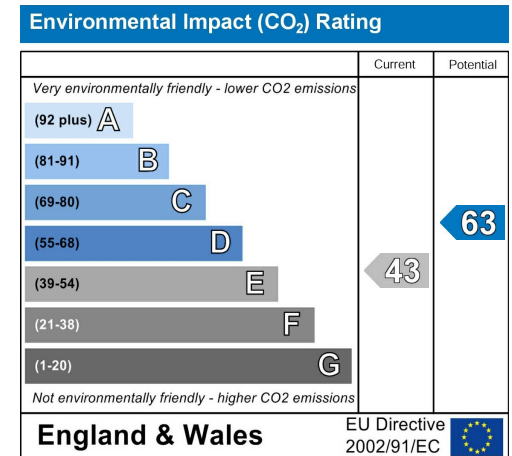
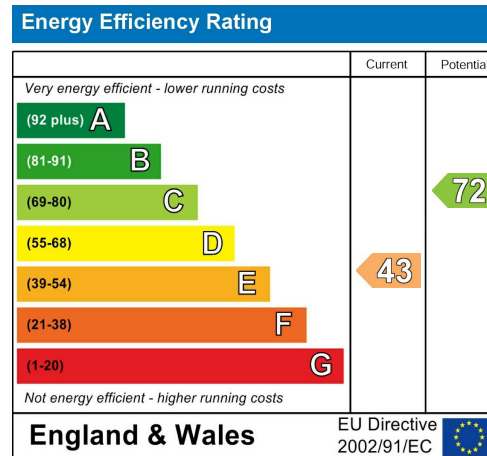
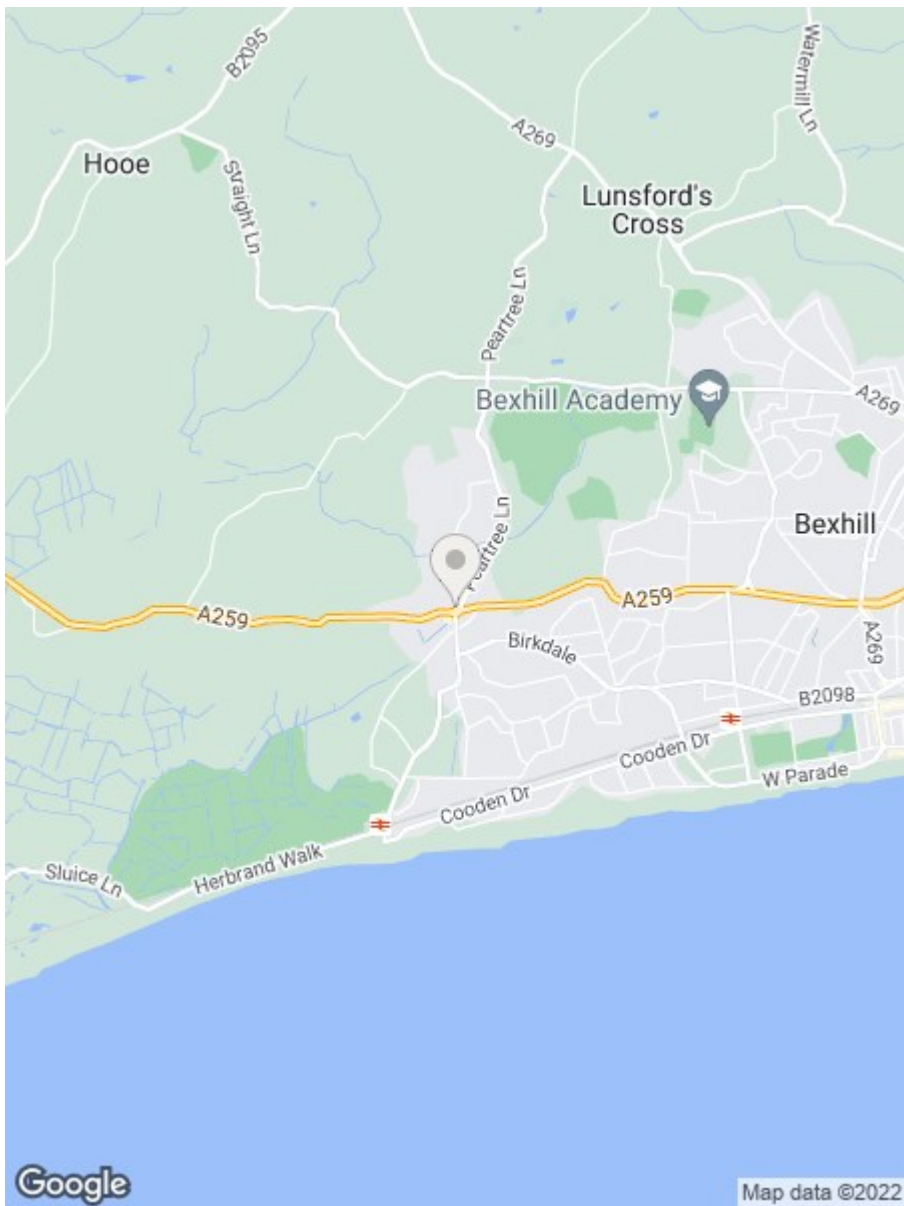




TOTAL APPROX. FLOOR AREA 433 SQ.FT. (40.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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