

**RUSH
WITT &
WILSON**



**66 Ashdown Road, Bexhill-On-Sea, East Sussex TN40 1SF
£165,000**

Rush, Witt and Wilson are delighted to welcome to the market this two bedroom maisonette, ideally located in this quiet and sought after cul-de-sac location of Bexhill. Offering bright and spacious accommodation throughout, the property comprises its own private entrance, lounge/diner, fitted kitchen, two bedrooms and a bathroom. Other internal benefits include gas central heating to radiators and ample storage space with private loft. The property further benefits from a single garage en-bloc and communal rear garden courtyard. Conveniently situated within easy walking distance of Bexhill town centre with its amenities, mainline rail station and seafront. Viewing comes highly recommended by RWW Bexhill to appreciate this spacious apartment in this popular location. Offered with a SHARE OF THE FREEHOLD and NO ONWARD CHAIN.



Entrance Hall
Obscured double glazed, private entrance front door leading to the entrance hall, with electric consumer unit and stairs leading to the first floor.

First Floor Landing
Storage cupboard with hanging space and shelving.

Lounge/Diner
14'10" x 9'7" (4.54 x 2.94)
Windows to the front elevation, radiator, door with access to kitchen, recessed ceiling spotlights.

Kitchen
9'1" x 5'4" (2.78 x 1.65)
Window to the 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, plumbing space for washing machine, additional under counter space for fridge/freezer/tumble dryer, space for freestanding fridge/freezer, wall mounted gas central heating boiler, part tiled walls.

Inner Hallway

Bedroom One
11'0" x 9'4" (3.37 x 2.86)
Window to the rear elevation, radiator.

Bedroom Two
8'9" x 7'10" (2.67 x 2.41)
Window to the rear elevation, radiator.

Bathroom
Radiator, white bathroom suite comprising low level wc, pedestal mounted wash hand basin, panelled enclosed bath with recently fitted shower, wall mounted shower controls and shower attachment, large linen cupboard with slatted shelving, access to loft space, extractor fan, part aqua panelled walls, recessed ceiling spotlights, bathroom cabinet with mirrored door.

Outside

Single Garage En-Bloc
With up and over door

Communal Rear Garden
Mainly laid to lawn with gated access leading the garages.

Lease And Maintenance
01/4 Share of Freehold, 900+ Year Lease, Service Charge is £110 per quarter.

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.



ENTRANCE LEVEL
23 sq.ft. (2.1 sq.m.) approx.

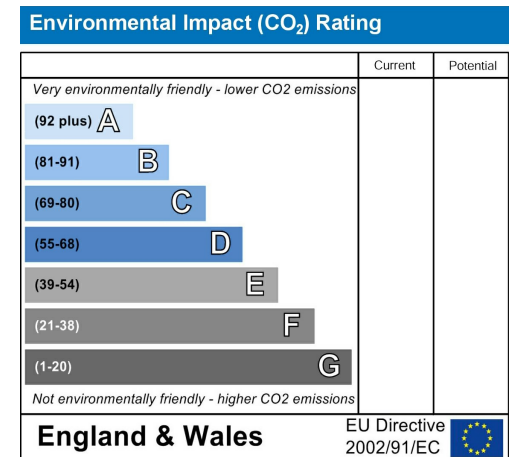
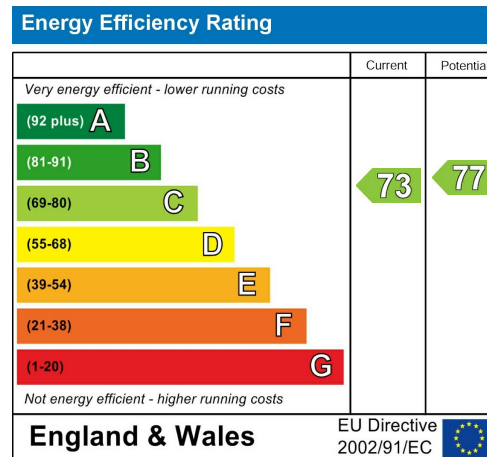
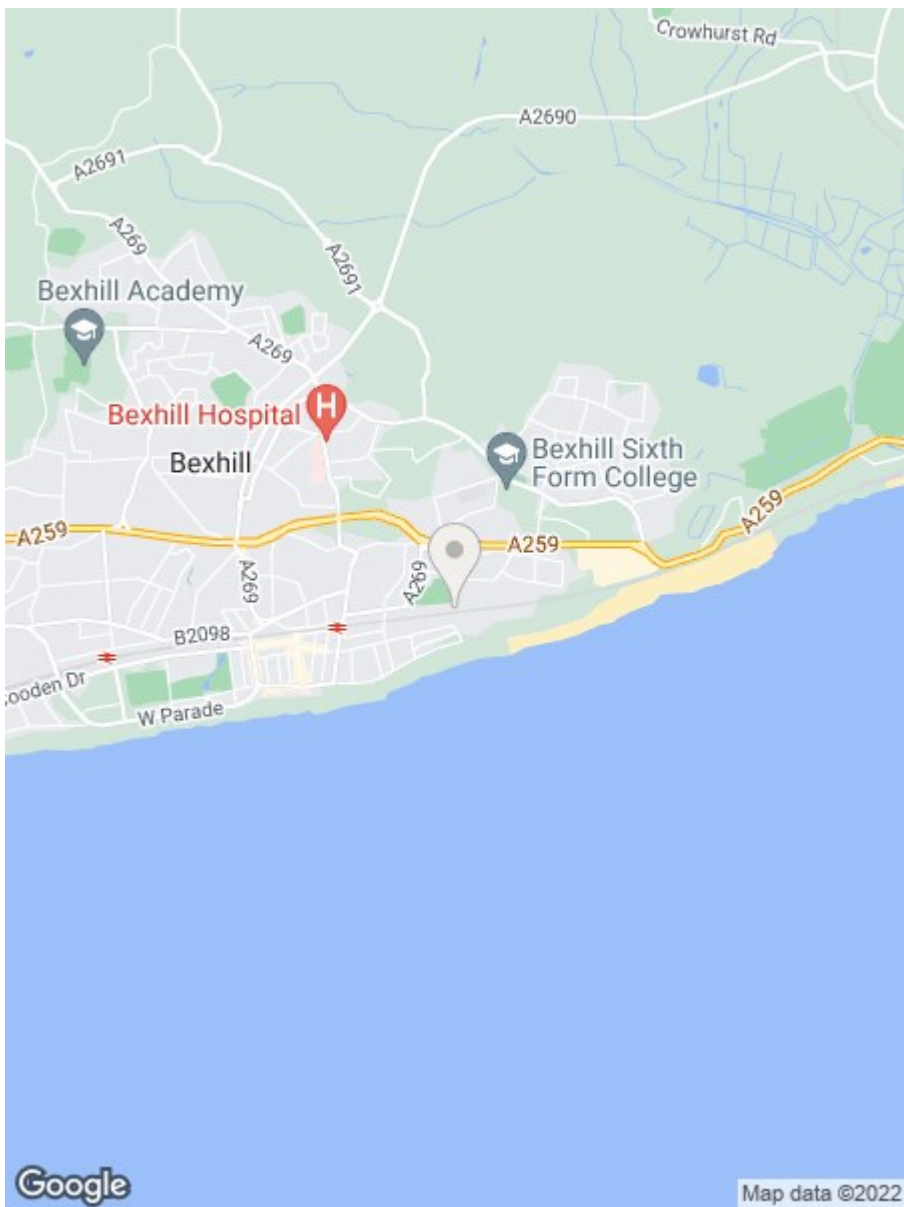


1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.

TOTAL FLOOR AREA : 472 sq.ft. (43.9 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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