

**RUSH
WITT &
WILSON**



**Flat 2, St. Brendans Upper Sea Road, Bexhill-On-Sea, East Sussex TN40 1RL
£279,000**

NO CHAIN

A charming and newly renovated hall floor apartment, located in this stunning converted building, offering a delightful blend of character and modern convenience, comprising two double bedrooms, 22'9 x 16'2 bay fronted living room, modern fitted kitchen and modern fitted bathroom and beautifully maintained front and rear communal gardens. Ideally situated within easy reach of Bexhill Railway Station, Bexhill Seafront, Bexhill Town Centre, this property offers not just a lovely home, but also a fantastic location for those looking to enjoy the best of what Bexhill-On-Sea has to offer. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents. Council Tax Band B.



Communal Entrance Hallway

With stairs to the first floor.

Private Entrance Hallway

With entrance door, storage cupboards with fitted shelving.

Living Room

22'9" x 16'2" (6.95 x 4.94)

Bay sash windows to the front elevation, two vertical radiators, feature fireplace with tiled surround and wood mantle, ceiling rose.

Kitchen

16'8" x 9'10" (5.10 x 3.00)

Modern fitted kitchen with matching wall and base level units with straight edge worktop surfaces, sink with mixer tap, integrated oven, four ring electric hob with extractor canopy above, integrated microwave, integrated fridge and freezer, integrated dishwasher, integrated washing machine, vertical radiator, bay sashed windows overlooking the communal rear gardens.

Bedroom One

18'5" x 15'10" (5.62 x 4.84)

Sash windows to the rear elevation, two vertical radiators, ceiling rose, built in walk in wardrobe with hanging space and shelving.

Bedroom Two

11'6" x 8'10" (3.51 x 2.70)

Sash windows to the side elevation, vertical radiator.

Bathroom

Modern suite comprising wc with low level flush, floating wash hand basin with mixer tap, freestanding bath with chrome fixings, chrome heated towel rail, part tiled walls, tiled floor, obscured glass panelled window to the side elevation.

Outside**Communal Gardens**

Stunning communal front and rear garden, with the rear garden mainly laid to lawn with mature plants, shrubs and flowers, fencing enclosed to all sides.

Lease and Maintenance

SHARE OF FREEHOLD, remainder of 999 year lease,

service charge approx. £150 per month which includes buildings insurance, cleaning of common areas and contribution towards sink fund.

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.



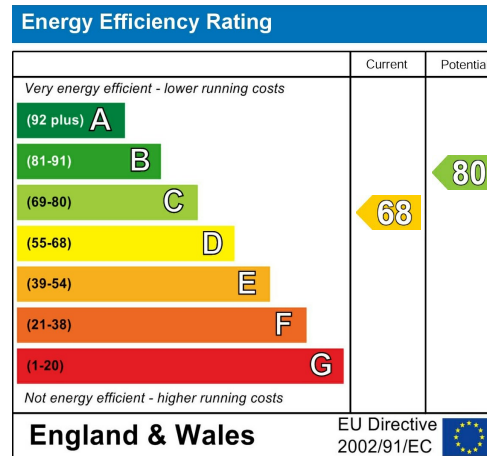
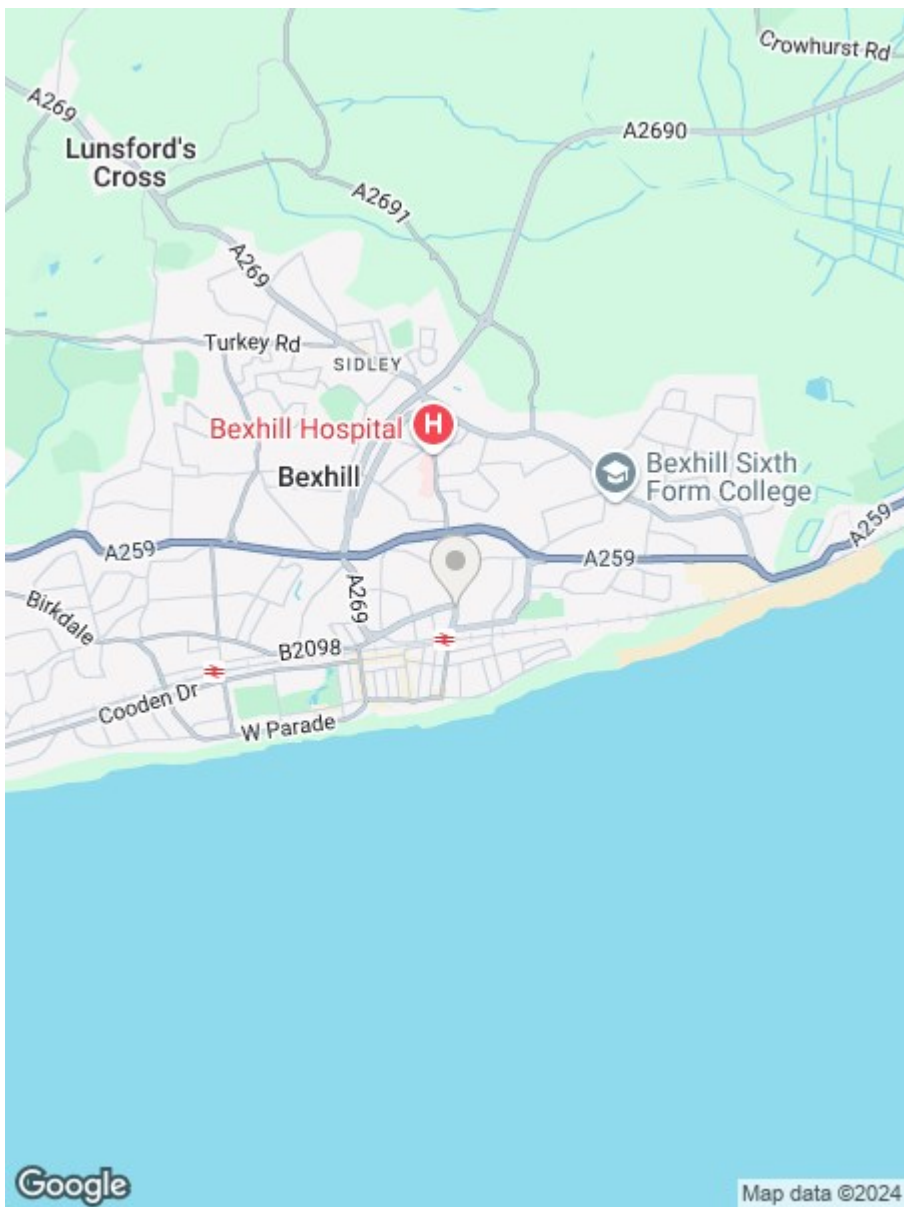
GROUND FLOOR
1076 sq.ft. (100.0 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (100.0 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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