RUSH WITT & WILSON



Flat 7, Hailsham Court Albert Road, Bexhill on Sea, East Sussex TN40 1DL
£185,000

Third Floor, two bedroom, purpose built flat with sun balcony and stunning views over the English Channel with accommodation comprising a living room with sun balcony, kitchen/breakfast room, two bedrooms, separate cloakroom and bathroom. Other benefits include gas central heating system, double glazing windows and doors. There is also a lift, garage en-bloc and property comes with a share of the Freehold. The property is in need of some refurbishment and comes vacant possession.







Communal Entrance Hallway
With entry-phone system, stairs and lift to the top floor.

Private Entrance Hall
Entrance door, entry-phone handset, built-in storage cupboard, built-in airing cupboard housing the hot water cylinder.

Living Room
18'7" x 11'9" (5.67m x 3.60m)
Window to the front southerly elevation with stunning sea views, door through to sun balcony, double radiator, feature fireplace.

Kitchen/Breakfast Room
15'3" x 8'1" (4.66m x 2.48m)
Fitted kitchen comprising a range of base and wall units with laminate roll edge worktops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, integrated double oven and grill, gas hob, extractor canopy and light, space for white goods, built-in larder cupboard, door to fire escape, space for fridge/freezer.

Bedroom One
15'1" x 10'3" (4.61m x 3.14m)
Windows to the front elevation with stunning sea views, double radiator, built-in wardrobe cupboard.

Bedroom Two
14'8" x 10'1" (4.49m x 3.08m)
Windows to the rear elevation, double radiator.

Bathroom
Panelled bath with electric shower unit controls and shower head, shower screen, wash hand basin with vanity unit beneath, single radiator, half height wall tiling, window to the side elevation.

Cloakroom
WC with low level flush, window to the side elevation, wash hand basin with vanity unit beneath, half tiled walls.

Lease
Share of Freehold. 999 years from 1956 - 930 years remaining.

Service Charge
Approx £577 per quarter.

Outside

Garage En-Bloc
En-bloc to the rear of the building.

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.

Council Tax Band – B

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.







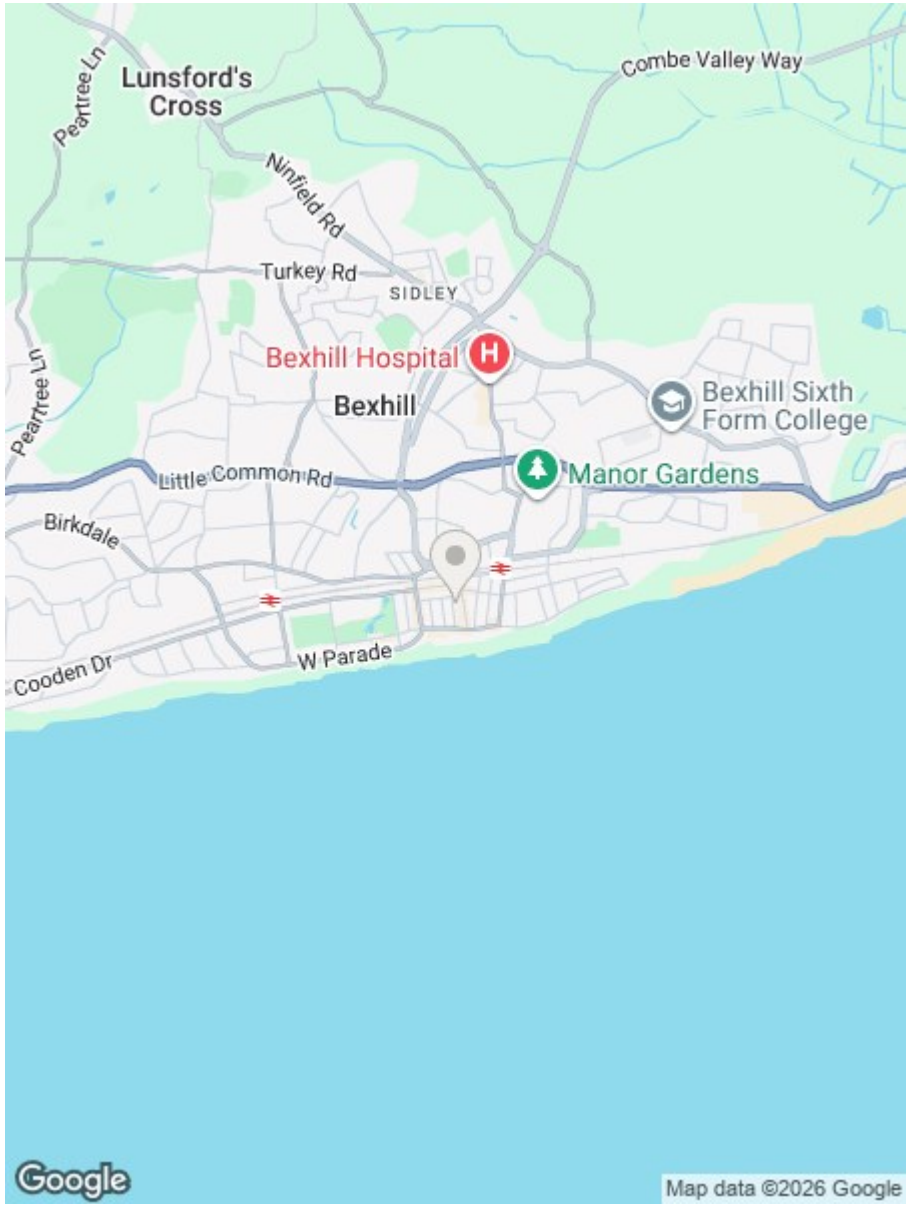


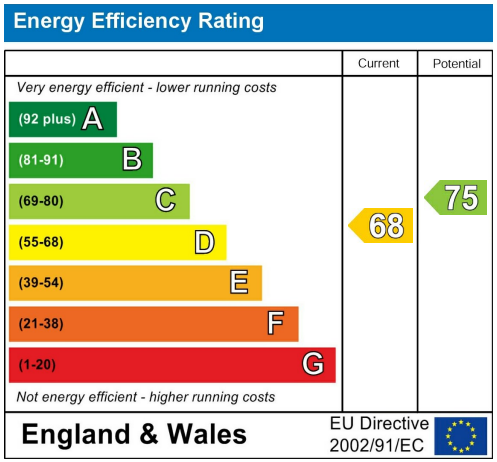
3RD FLOOR
776 sq.ft. (72.1 sq.m.) approx.

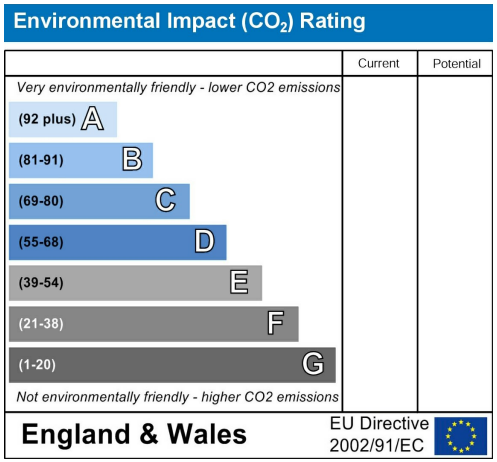


TOTAL FLOOR AREA : 776 sq.ft. (72.1 sq.m.) approx.

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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