

**RUSH  
WITT &  
WILSON**



**Flat 2 Buckhurst Court Buckhurst Road, Bexhill-On-Sea, East Sussex TN40 1QE  
Offers In Excess Of £245,000 Share of Freehold**

**A stunning two bedroom ground floor apartment situated within a stones throw of Bexhill town centre, with its wide range of amenities, Bexhill seafront, Bexhill mainline train station with direct links to London, Victoria, Ashford International, Gatwick airport. Offering bright and spacious accommodation throughout the property comprising living room, modern fitted kitchen, two double bedrooms, modern bathroom suite, beautiful Herringbone style flooring throughout. Externally the property benefits from residents parking to the front, garage en-bloc and private rear garden. Other internal benefits include gas central heating to radiators, double glazed windows and doors and ample storage space. Viewing comes highly recommended by Rush Witt & Wilson, sole agents.**



### **Communal Entrance Hallway**

Leading to:

### **Private Entrance Hall**

Entrance door, ample storage space with multiple storage cupboards, beautiful parquet flooring.

### **Living Room**

15'3 x 10'5 (4.65m x 3.18m )

Double glazed windows to the front elevation, radiator, fireplace with electric flame effect fire, beautiful corner storage seating, parquet flooring.

### **Bedroom One**

13'10 x 10'6 (4.22m x 3.20m )

Double glazed window to the rear elevation, double radiator, built-in wardrobe cupboards.

### **Bedroom Two**

10'10 x 8'8 (3.30m x 2.64m )

Double glazed window to the front elevation, radiator.

### **Kitchen**

13' x 9' (3.96m x 2.74m )

Modern fitted kitchen with a range of matching wall and base level units with straight edge quartz worktop surfaces, one and a half bowl sink with drainer and mixer tap, integrated electric oven with additional electric microwave, four ring electric hob with extractor fan above, space and plumbing for washing machine, integrate fridge and freezer, breakfast bar, pantry cupboard, double glazed windows to the rear and side elevations.

### **Bathroom**

Two sets of double glazed windows to the side elevation, modern suite comprising wc with low level flush, vanity unit, wash hand basin and mixer tap, panelled bath with chrome mixer tap and an additional walk-in shower cubicle with chrome wall mounted shower controls, shower attachment and showerhead, radiator, airing cupboard housing the gas central heating boiler, tiled walls, tiled flooring.

### **Outside**

#### **Front of Property**

Driveway providing communal off road parking.

### **Rear of Property**

Private rear garden which is beautifully established with well maintained lawned area and multiple raised flowerbeds.

### **Garage En-Bloc**

Up and over door.

### **Lease & Maintenance**

Share of Freehold with 969 years remaining on the Lease.

Service Charge - £1,800.00 per year equal to £150 PCM Includes building insurance, building maintenance, window cleaning, communal garden area.

### **Agents Note**

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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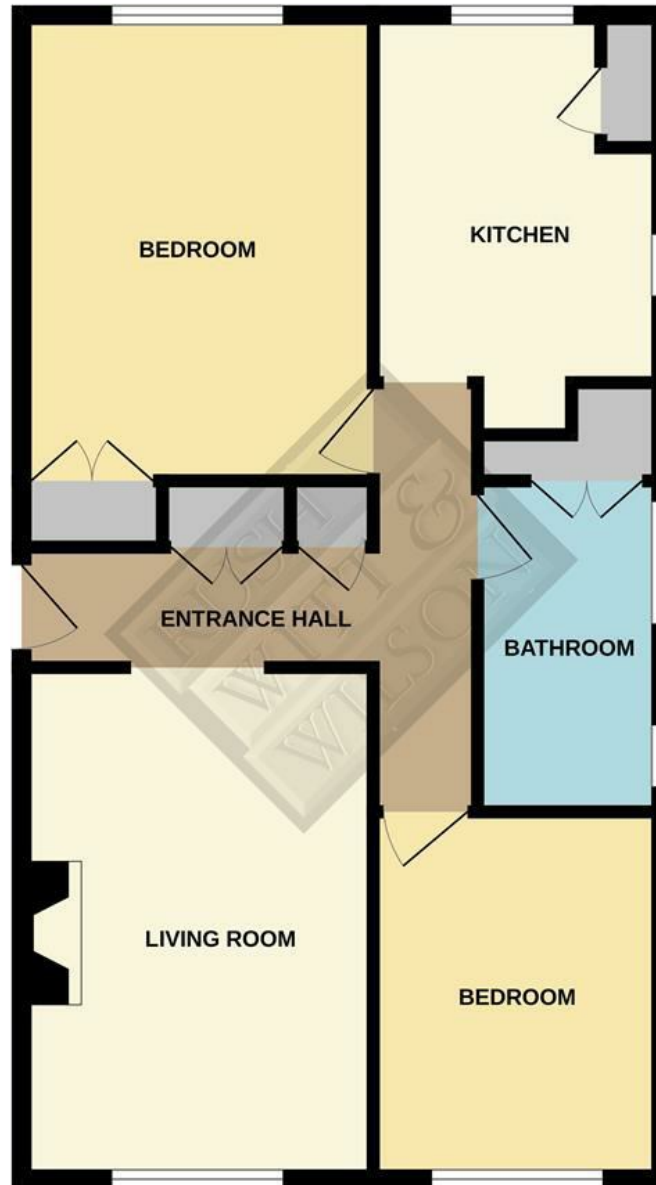
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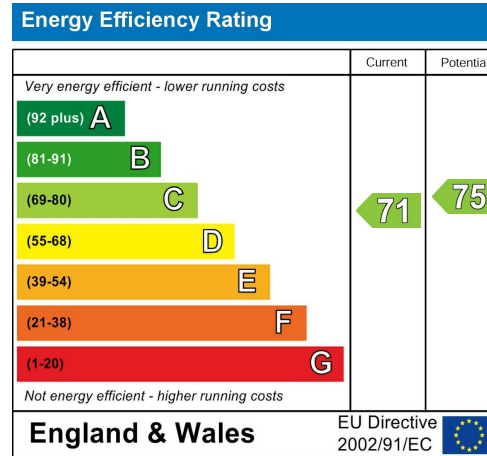
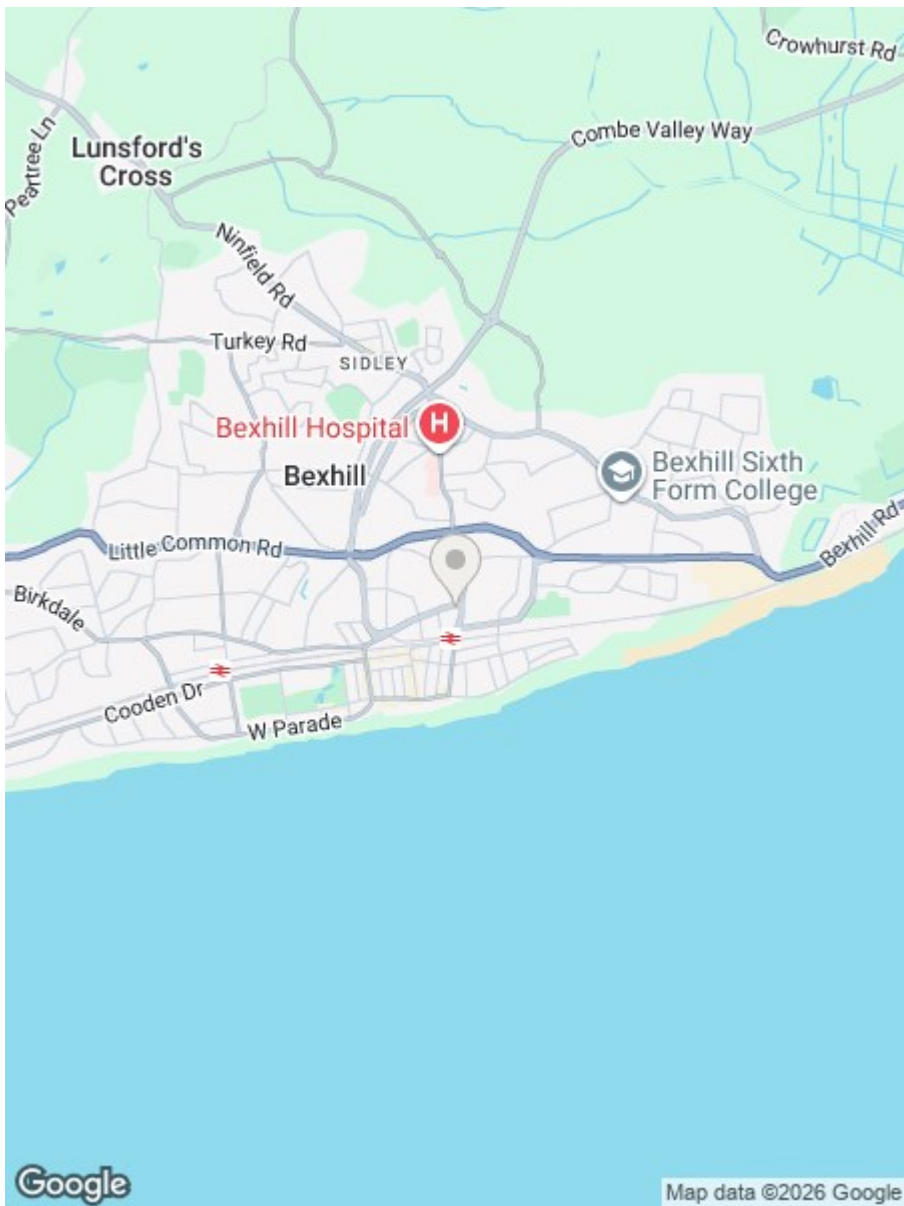


GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 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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