

**RUSH
WITT &
WILSON**



**Maisonette, 4 Fairmount Road, Bexhill-On-Sea, East Sussex TN40 2HN
£219,000**

A very spacious and bright two bedroom maisonette with private entrance, cul-de-sac location, double glazed windows and doors, beautiful modern bathroom suite, hall floor and first floor cloakrooms, situated on first and second floor, gas central heating system, VACANT POSSESSION, leasehold with remainder of 999 year lease. Viewing comes highly recommended by RWW sole agents.



Private Entrance Lobby**Entrance Hall****Cloakroom****Living Room**

15'9 x 15'3 (4.80m x 4.65m)

Bathroom**Kitchen**

11'4 x 9'4 (3.45m x 2.84m)

First Floor Landing**Bedroom One**

14'5 x 12'5 (4.39m x 3.78m)

Bedroom Two

10'9 x 9'8 (3.28m x 2.95m)

Cloakroom**Leasehold Details**

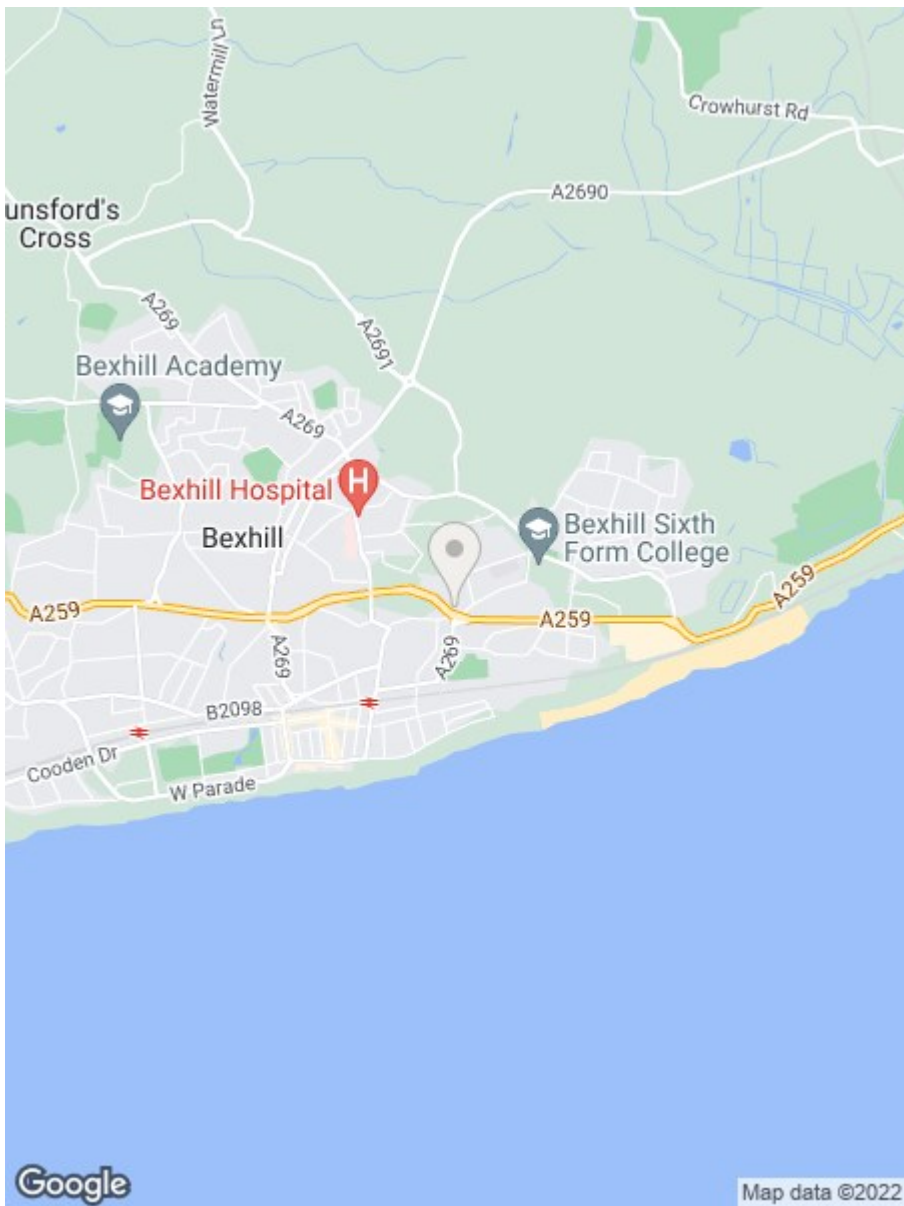
Remainder of 999 year lease, leasehold, service charge
TBA.

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







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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Lettings & Property Management**



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