

**RUSH  
WITT &  
WILSON**



**41a Dorset Road, Bexhill-On-Sea, East Sussex TN40 1SG  
£295,000**

**A beautiful bright and spacious three bedroom first floor converted flat with beautiful views over St Richards Catholic College playing fields, single garage with off road parking, electric storage heating, double glazed windows, sun balcony, VACANT POSSESSION, 132 years remaining on the lease, property sold with the Freehold of the building, viewing comes highly recommended by RWW Sole Agents.**



### **Communal Entrance Hallway**

With entry-phone system, stairs to the first floor.

### **Private Entrance Hall**

Entry-phone system, wall mounted electric heater, storage and cloaks cupboard.

### **Cloakroom**

WC with high level flush, obscure glass window to the side elevation.

### **Living Room**

19'9" x 14'5" (6.03 x 4.40)

Beautiful bay window overlooks the front elevation with open views across playing fields, wall mounted electric heater, original fire place with tiled plinth and surround and ornate Victorian mantle.

### **Kitchen**

11'5" x 7'9" (3.5 x 2.38)

Window overlooks the side elevation, fitted kitchen comprising a range of base and wall units with laminate roll edge worktops, single drainer stainless steel sink unit with mixer tap, washing machine, space for cooker, under counter fridge, tiled splashbacks.

### **Bedroom One**

18'10" x 14'6" (5.76 x 4.42)

Two windows overlook the rear elevation, wall mounted electric heater, original Victorian fireplace with ornate surround, inset wash hand unit with tiled splashback, electric shaver point and light.

### **Bedroom Two**

19'5" x 12'3" (5.92 x 3.75)

Window overlooks the front elevation, wall mounted wash hand basin with tiled splashback, electric shaver point and light, ornate original fireplace, door leads out onto a beautiful sun balcony with open views.

### **Bedroom Three**

12' x 10' (3.66m x 3.05m)

Window overlooks the rear elevation.

### **Bathroom**

Suite comprising panelled bath with wall mounted electric shower unit, controls and showerhead, pedestal mounted wash hand basin with tiled splashback, obscured glass window overlooks the side elevation, built in linen cupboard.

### **Outside**

#### **Garage & Off Road Parking**

Single garage, with metal up and over door.

#### **Lease & Maintenance Details**

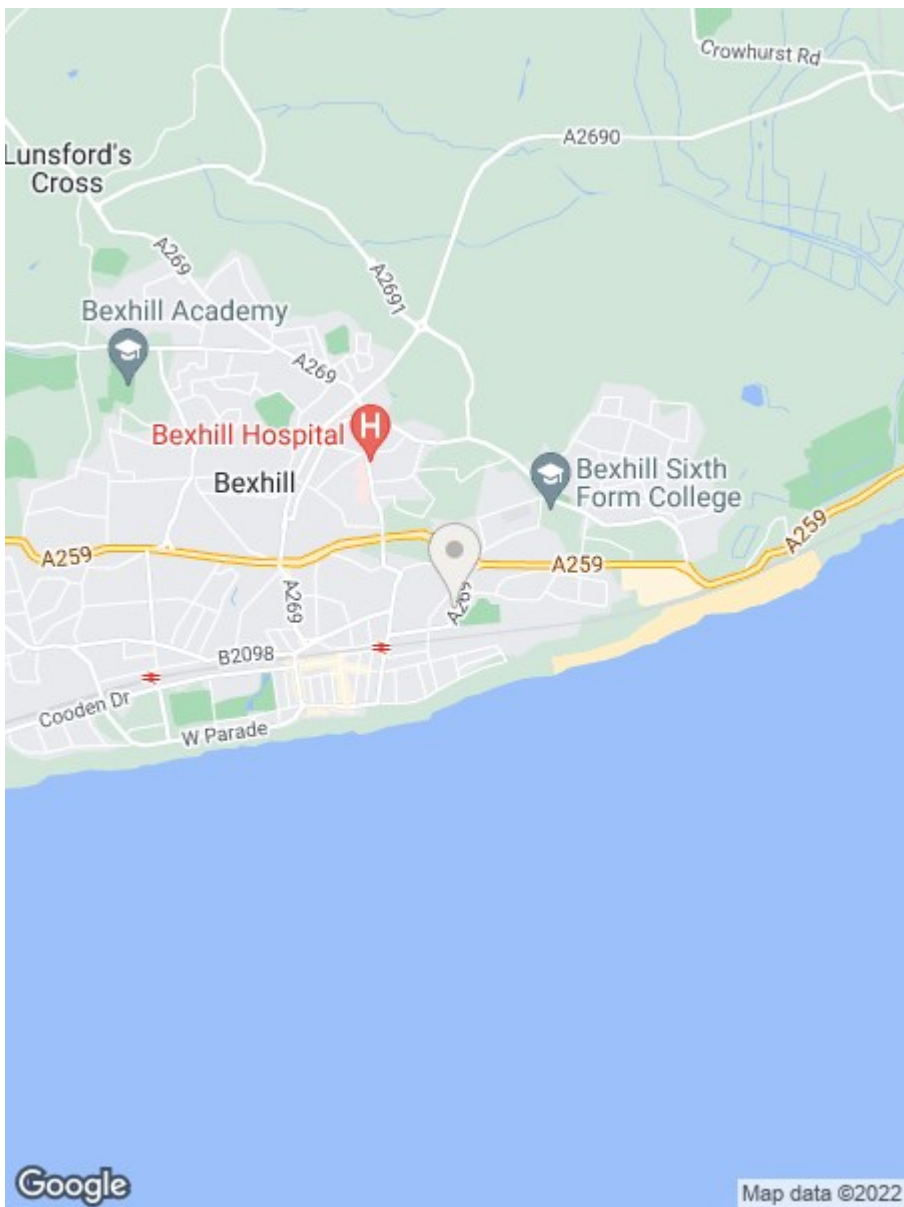
132 years remaining on the lease, Freehold for the building is included in the sale price.

#### **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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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**Residential Estate Agents  
Lettings & Property Management**



**3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**