

**RUSH  
WITT &  
WILSON**



**7 Devonshire House, 1 Devonshire Road, Bexhill On Sea, East Sussex TN40**

**1AH**

**£145,000**

**A well presented second floor two bedroom flat, southerly aspect, situated in the centre of town offering fantastic convenience to all the local shopping facilities, services, mainline rail services to London, recently re-carpeted, gas central heating system, double glazed windows and doors, living/ dining room, lift, viewing comes highly recommended by RWW Bexhill.**



**Communal Entrance Hall**

With communal entrance hallway, with entryphone system, stairs or lift to the second floor.

**Private Entrance Hall**

With entrance door, wall mounted thermostat for central heating system.

**Living/Dining Room**

18'6" x 10'2" (5.64m x 3.10m)

Window overlooking the southerly elevation, double radiator.

**Kitchen**

11'1" x 8'10" (3.38m x 2.69m)

Window to the side elevation, fitted kitchen comprising a range of base and wall units with laminate roll edge worktops, single drainer sink unit, plumbing for washing machine, space for fridge, space for cooker, wall mounted recently installed Worcester gas boiler, tiled floor, tiled splashbacks, single radiator, space for table and chairs, additional built in larder cupboard.

**Bedroom One**

15'4" x 10'11" (4.67m x 3.33m)

Window to the front elevation, single radiator.

**Bedroom Two**

11'4" x 8'4" (3.45m x 2.54m)

Window to the front elevation, double radiator.

**Bathroom**

Suite comprising panelled bath with wall mounted chrome shower controls and hand shower attachment, wc with low level flush, pedestal wash hand basin, tiled splashback, medicine cabinet above, built in linen cupboard, single radiator.

**Lease And Maintenance**

61 years remaining, leasehold, service charges, approx. £2000 pa. which includes water bills and buildings insurance

**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.

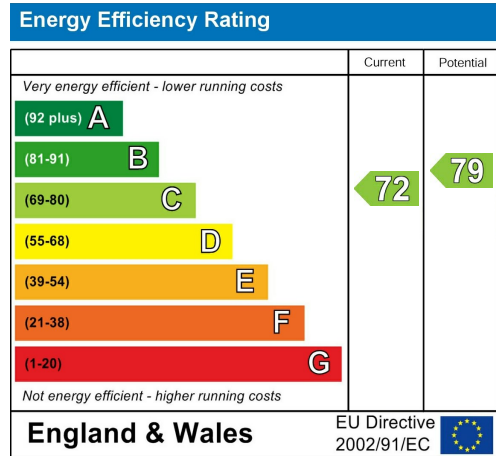




TOTAL APPROX. FLOOR AREA 666 SQ.FT. (61.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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