

**RUSH  
WITT &  
WILSON**



**Flat 4 26 Leopold Road, Bexhill-On-Sea, East Sussex TN39 3PF  
£99,950**

**A one bedroom ground floor flat with private garden, conveniently situated close to Bexhill Town Centre with its excellent range of shopping facilities- seafront- mainline railway station to London and services, private entrance, kitchen/breakfast room, electric storage heating, double glazed windows and doors, shower room, VACANT POSSESSION, viewing comes highly recommended by RWW sole agents.**



**Private Entrance Hall**

With private entrance door leading to hallway comprising built in storage cupboard.

**Living Room**

11'3" x 6'3" (3.44 x 1.93)

Window to the side elevation, night storage storage heater.

**Kitchen**

13'3" x 10'6" (4.05 x 3.21)

Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, electric hob with oven and grill beneath, plumbing for washing machine, space for fridge/freezer, door leading out to rear garden.

**Bedroom**

11'8" x 10'4" (3.56 x 3.15)

Window overlooks the front elevation, night storage heater.

**Shower Room**

Suite comprising walk in shower with wall mounted electric shower unit, controls and showerhead, wc with low level flush, wall mounted wash hand basin, obscure glass window to the side elevation.

**Outside****Rear Garden**

Courtyard garden with timber garden shed, enclosed with fencing.

**Lease And Maintenance**

51 years remaining on lease, share of freehold is possible in the future once applied for, 1/6th share maintenance charges.

**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.

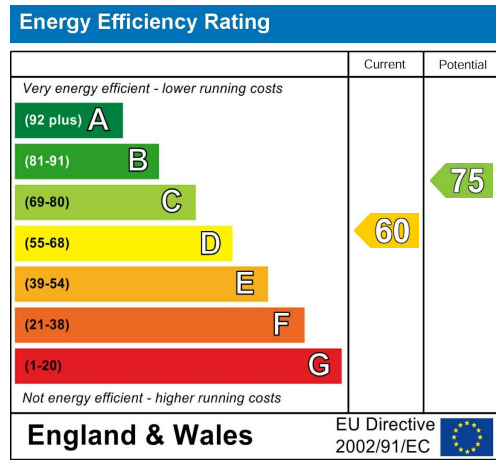
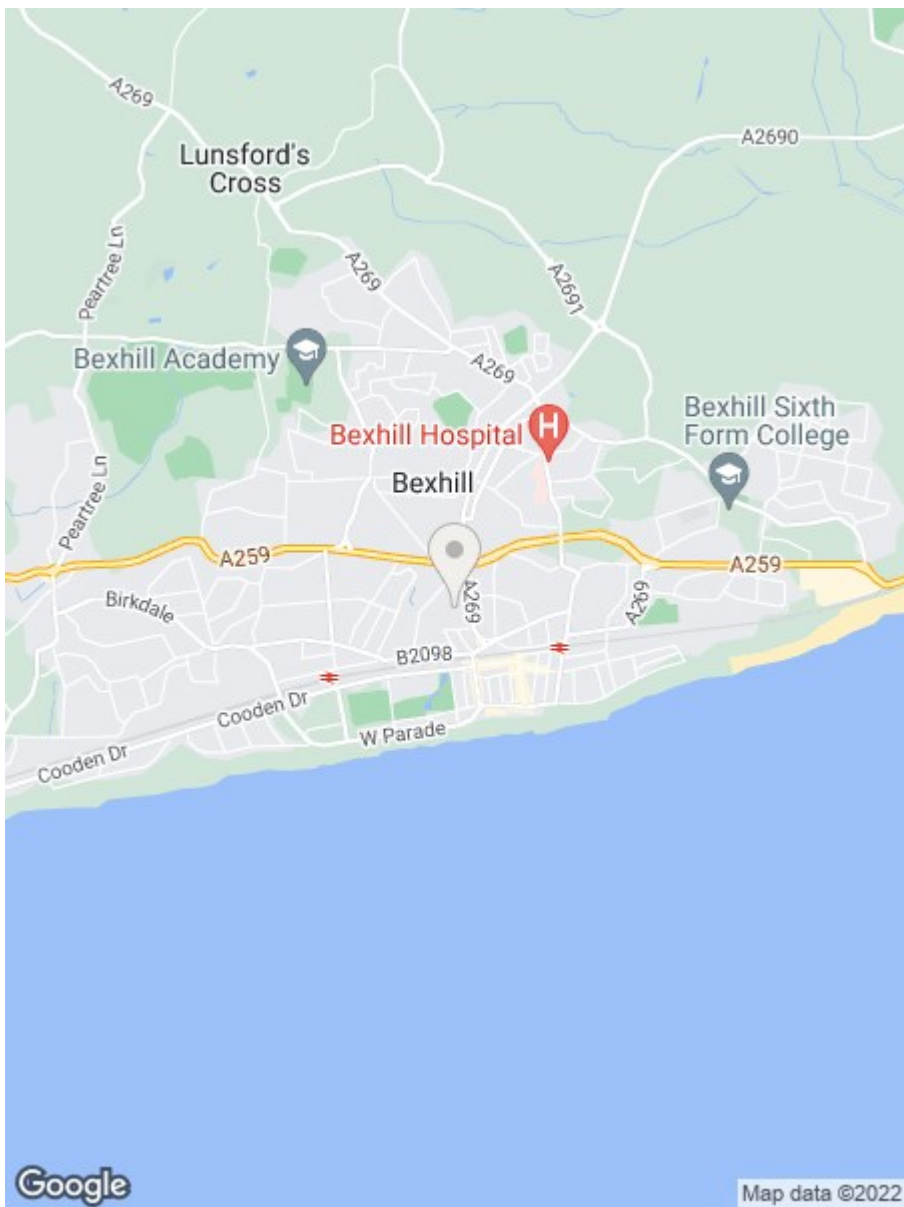


GROUND FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 364 sq.ft. (33.8 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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