

**RUSH  
WITT &  
WILSON**



**18 Brinklehurst Drive, Bexhill-On-Sea, East Sussex TN40 2FL  
Offers In The Region Of £192,500**

**A rarely available and beautiful modern ground floor apartment, built 2017 by award winning home builders Barratt Homes, private southerly facing rear garden, one large double bedroom, gas central heating system, stunning open plan living/ kitchen/ dining, double glazed windows and doors, allocated private parking space, remainder for 10 year builders certificate offering peace of mind. Viewing comes highly recommended by RWW sole agents.**



**Private Entrance Hall****Living Room/ Kitchen/ Dining**

22' x 18'9 (6.71m x 5.72m)

**Bedroom One**

14'10 x 13'9 (4.52m x 4.19m)

**Bathroom****Outside****Private Rear Garden****Allocated Parking Space****Lease Details**

Leasehold, 120 years remaining, service charges 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) <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 CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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**Residential Estate Agents  
Lettings & Property Management**



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