

**RUSH  
WITT &  
WILSON**



**1 Glyne Ascent, Bexhill-On-Sea, East Sussex TN40 2NX  
£225,000**

**A stunning two bedroom ground floor purpose built flat with garage, one of just two in the block, private front & westerly facing rear garden, private entrance, gas central heating system, double glazed windows & doors, modern kitchen and jack & Jill bathroom, living room, dining room, private entrance hall, presented to an excellent standard by the current vendors, viewing comes highly recommended by RWW sole agents.**



**Entrance Hall**

Entrance door, window to side elevation, single radiator, electric meters cupboard.

**Cloakroom**

Wc with low level flush, inset wash hand basin with vanity unit beneath, tiled splashbacks, double radiator, obscure glass window to the side elevation.

**Living Room**

16'9 x 12'2 (5.11m x 3.71m)

Window to the front elevation, double radiator.

**Dining Room**

11'3 x 7'10 (3.43m x 2.39m)

Window to the rear elevation overlooking the private rear garden, double radiator, laminate flooring.

**Kitchen**

11'3 x 10'6 (3.43m x 3.20m)

Window overlooks the rear garden, obscured glass door leads out to patio, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, plumbing for washing machine, tiled splashbacks, space for fridge, built in double oven with grill, gas hob with extractor canopy and light.

**Inner Hallway**

Linen cupboard with slatted shelving.

**Bedroom One**

13'9 x 8'2 (4.19m x 2.49m)

Window to the front elevation, double radiator, built in wardrobe cupboards, door leading into Bathroom.

**Bedroom Two**

10'9 x 7'10 (3.28m x 2.39m)

Window to rear elevation, single radiator, door leading into bathroom.

**Jack & Jill Bathroom**

Comprising modern walk in shower with chrome controls and fixed shower head, wc with concealed cistern, inset wash hand basin with vanity unit beneath, additional vanity unit ,heated towel rail, obscure glass window to the rear and side elevation.

**Outside****Front Garden**

Newly landscaped, mainly laid to lawn with chipped barked flowerbeds, some shrubbery, picket fence, driveway leads to garage. Side accesses gated passage to rear garden.

**Rear Garden**

Designed with low maintenance in mind westerly facing rear garden, patio area for alfresco dining, shingled areas for easy maintenance, timber framed shed, all enclosed with fencing. Gated side access to garden.

**Garage**

En-Bloc adjacent to the property.

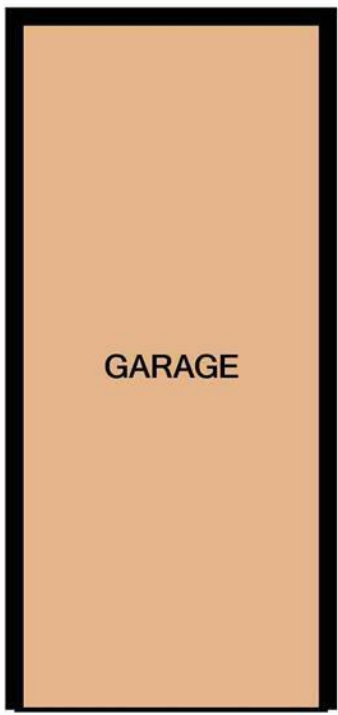
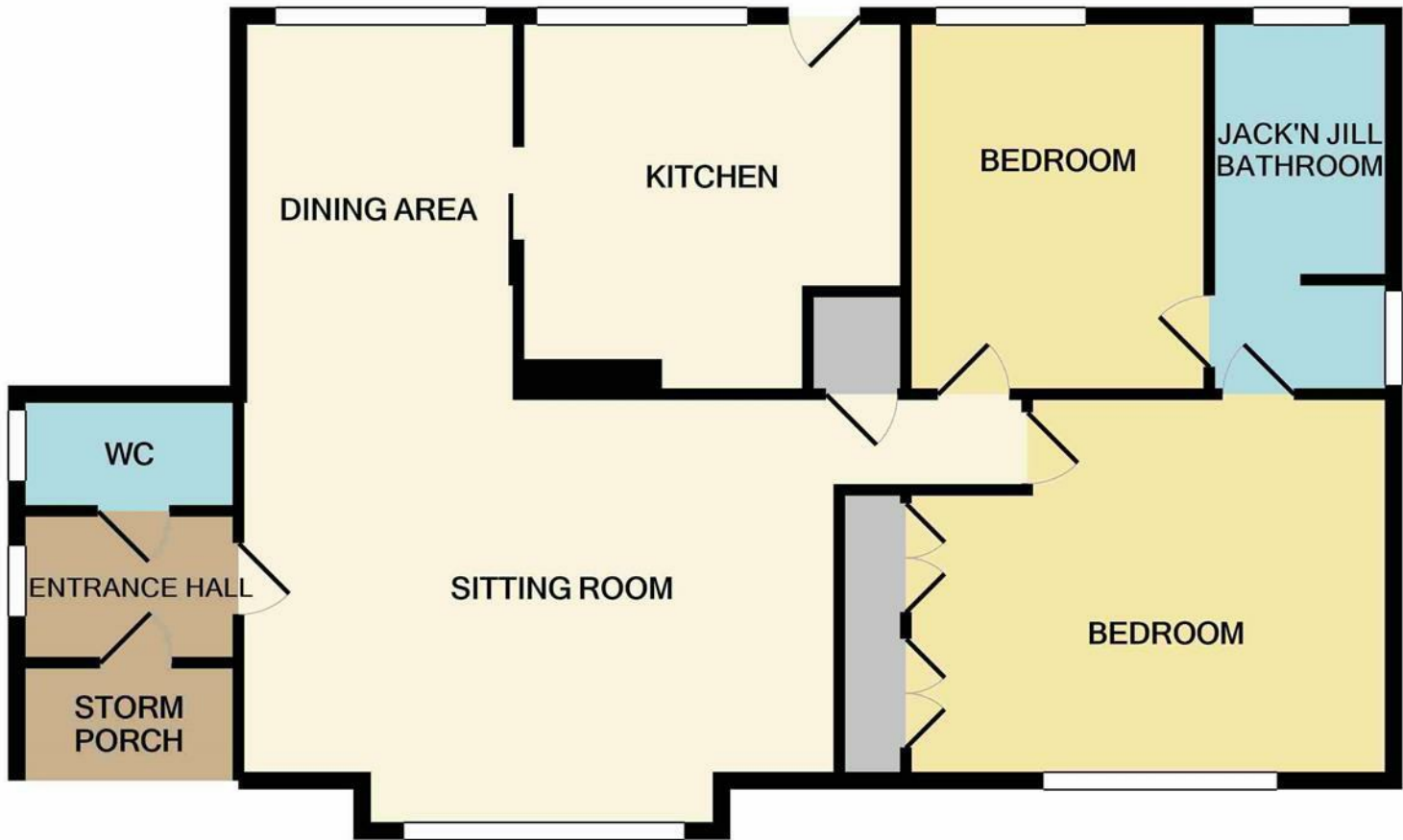
**Lease and Maintenance Details**

Approx. 139 years remaining on lease, 1/2 share maintenance charges as and when required. No Pets allowed.

**Agents Notes**

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.





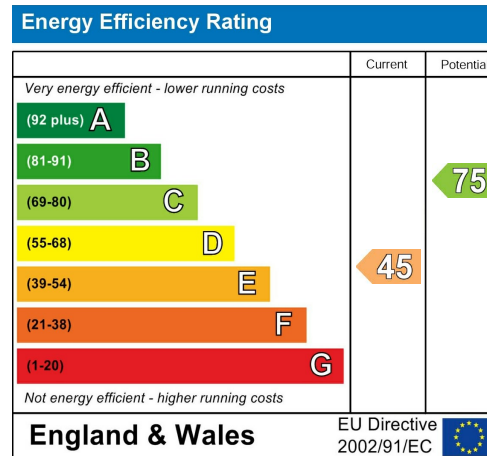
GROUND FLOOR  
 APPROX. FLOOR  
 AREA 776 SQ.FT.  
 (72.1 SQ.M.)

GARAGE  
 APPROX. FLOOR  
 AREA 158 SQ.FT.  
 (14.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 934 SQ.FT. (86.8 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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