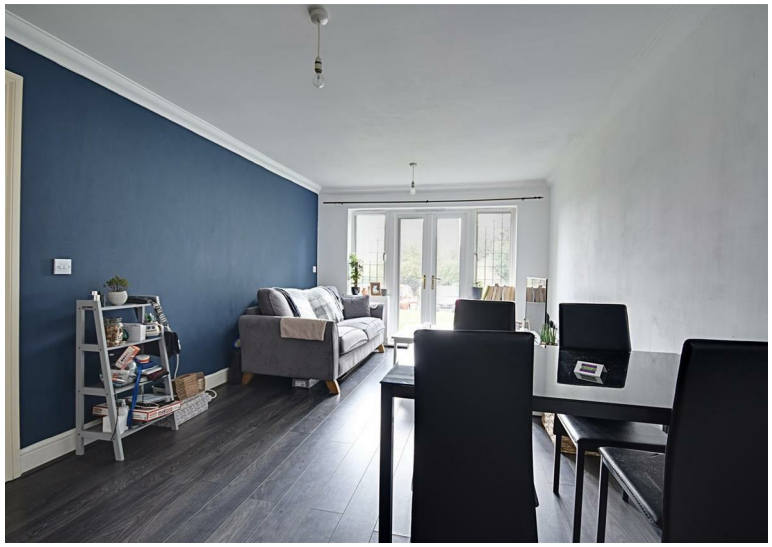
RUSH WITT & WILSON

Flat 3, Brooklands Lodge Hastings Road, Bexhill-On-Sea, East Sussex TN40 2HJ
£174,500

A beautifully presented modern two bedroom ground floor flat with modern kitchen and bathrooms, en-suite to master bedroom, additional bathroom, french doors lead out onto a patio area, double glazed windows and doors, electric heating, allocated off road parking space, viewing comes highly recommended by RWW estate agents. NO CHAIN!



Communal Entrance Hallway
With entryphone system leads to private hallway.

Private Hallway
With wood affect flooring, night storage heater, entryphone system, builtin airing cupboard with hot water cylinder.

Living Room
15'8 x 10'7 (4.78m x 3.23m)
Windows over look the rear elevation with french doors that lead out to a patio area, night storage heater.

Kitchen
10'6 x 7'5 (3.20m x 2.26m)
Modern fitted kitchen comprising a range of base and wall units with straight edge laminate worktops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, plumbing for dishwasher, integrated oven and grill with ceramic hob, tiled splashbacks, extractor canopy and lights, space for fridge/freezer, concealed lighting, travertine floor tiling.

Bedroom One
12'3 x 9'3 (3.73m x 2.82m)
Window to rear elevation, night storage heater, wood affect flooring, built in wardrobe cupboard.

En-Suite Bathroom
Suite comprising panelled bath, wc with low level flush, pedestal wash hand basin, half height wall tiling, travitine floor tiling.

Bedroom Two
13'9 x 6'9 (4.19m x 2.06m)
Window over looks the rear elevation, wood affect flooring, wall mounted modern electric heater.

Bathroom
Modern suite comprising pedestal wash hand basin, wc with low level flush, walk in shower cubicle with chrome controls and chrome shower head, half height wall tiling, warm air heater, electric shaver point and light.

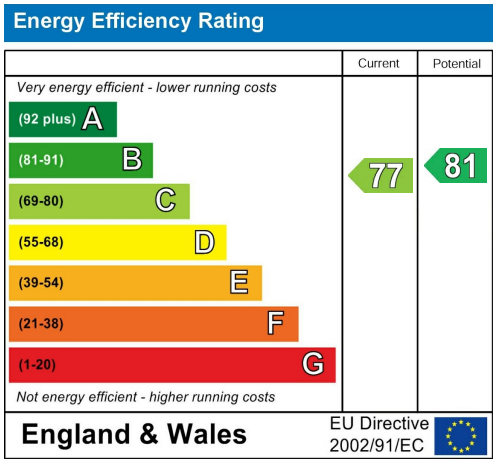
Outside

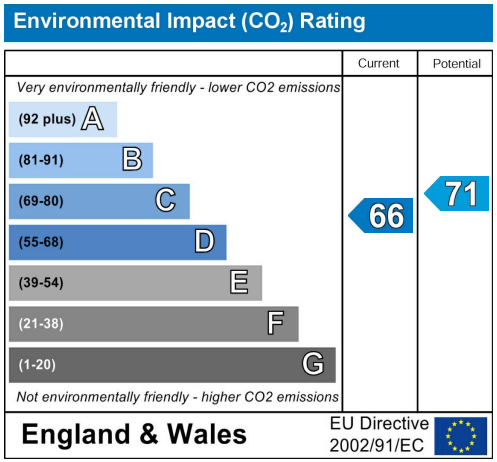
Communal Gardens
With patio area, allocated car parking space.

Lease And Maintenance
85 Years remaining on the lease, £87 per month service charge.

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.

FLOORPLAN
COMING SOON





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The Property Ombudsman

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