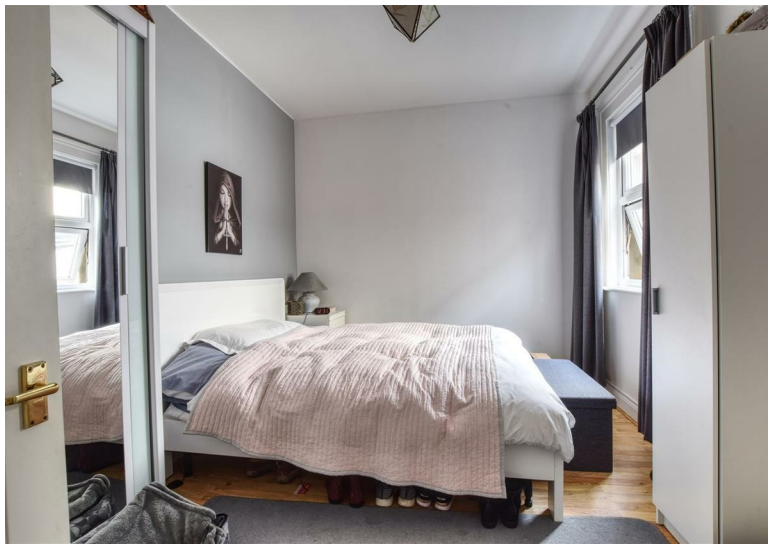
RUSH WITT & WILSON

31B Western Road, Bexhill-On-Sea, East Sussex TN40 1DU
£165,000

An opportunity to acquire this deceptively spacious and well presented one bedroom flat with large south facing roof terrace in the heart of Bexhill town centre. Offering bright and spacious accommodation throughout the property comprises spacious lounge diner, fitted kitchen, double bedroom, fitted bathroom and large south facing enclosed roof terrace. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Conveniently situated with direct and easy access to Bexhill town centre and its wide range of amenities, seafront and mainline rail station with direct links to London, Brighton, Gatwick Airport and Ashford International. Viewing comes highly recommended by RWW to appreciate this spacious flat in this convenient location. Council Tax Band A.



Communal Entrance Hall.
Communal entrance door with entry-phone system leading to the communal hallways, stairs leading to first floor.

Private Entrance Hallway
Internal front door leading to hallway, comprising radiator, electric consumer unit.

Kitchen
8'0" x 5'7" (2.46 x 1.71)
Obscured double glazed window to the side elevation, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, plumbing space for washing machine, stainless steel single sink with drainer and mixer tap, space for under counter fridge/freezer, worktop mounted electric hob, integrated electric oven, wall mounted gas central heating boiler, part tiled walls.

Lounge/Diner
15'8" x 13'3" (4.78 x 4.04)
Two sets of double glazed French doors giving access onto the large south facing roof terrace, radiator.

Large Roof Terrace
21'6" x 16'2" (6.57 x 4.93)
Private south facing roof terrace with a glimpse of the sea providing a large out door entertaining space.

Bedroom
12'4" x 10'5" (3.76 x 3.19)
Double glazed window to the rear elevation, radiator.

Bathroom
Obscured double glazed window to the side elevation, radiator, low level wc, pedestal mounted wash hand basin, panelled enclosed bath with mixer tap and shower attachment, part tiled walls, extractor fan.

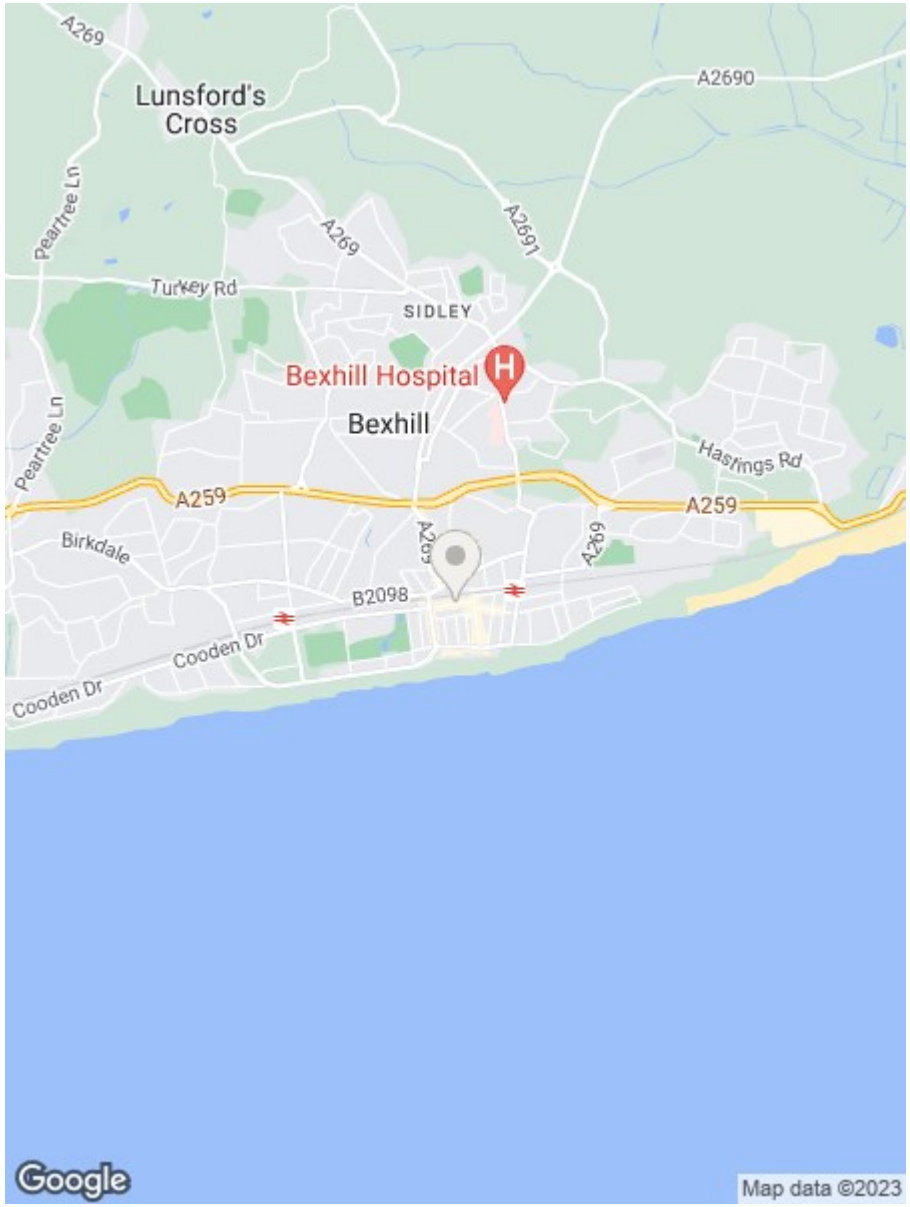
Lease and Maintenance
Lease - Approximately 106 Years Remaining. Maintenance is approximately 30% Share as and when needed. Ground Rent £150 paid twice yearly.

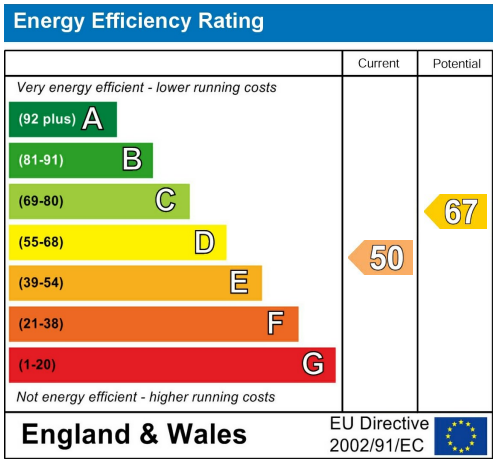
Agents Note
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

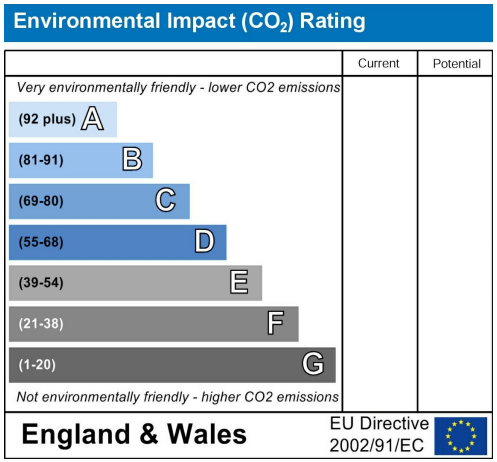
FLOOR
474 sq.ft. (44.0 sq.m.) approx.

TOTAL FLOOR AREA : 474sq.ft. (44.0 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.
Made with Metropix ©2023







RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman

Relocation agent network

3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk