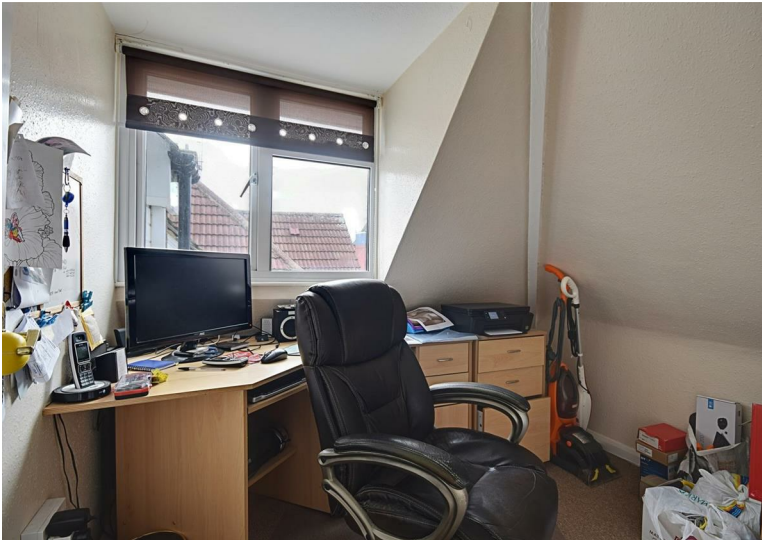


**RUSH  
WITT &  
WILSON**



**Flat B 3 Bolebrooke Road, Bexhill-On-Sea, East Sussex TN40 1EN  
£146,500**

**A well presented two bedroom top floor flat, situated close to Bexhill Seafront and within easy reach of the Town centre, the property is well maintained with gas central heating system, double glazed windows and doors, modern kitchen and bathroom, entry phone system, viewing comes highly recommended by RWW Bexhill sole agents.**



**Communal Entrance**

With entry phone system, stairs to top floor.

**Private Entrance Porch**

Single radiator, window to the side elevation, entry phone system, storage cupboard, access to roof space.

**Living Room**

15'9 x 15'1 (4.80m x 4.60m)

Window to the front elevation, single radiator, ornate fireplace with electric fire with real flame.

**Kitchen**

9'1 x 8'5 (2.77m x 2.57m)

Window to the side elevation with southerly aspect and glimpse of the sea, fitted kitchen comprising wall and base level units with laminate roll edge worktops, one and half bowl single drainer sink unit with mixer tap, gas cooker point, plumbing for washing machine, space for fridge/freezer, additional storage cupboard.

**Bedroom One**

14'2 x 9'3 (4.32m x 2.82m)

Single Radiator, door and window lead out onto rear fire escape, built in wardrobe cupboard with hanging space

**Bedroom Two**

6'1 x 8'7 (1.85m x 2.62m)

Single radiator.

**Bathroom**

Modern suite comprising panelled bath with wall mounted electric shower unit, controls and shower head, wc with low level flush, pedestal wash hand basin, obscure glass window to the side elevation, single radiator.

**Maintenance And Lease**

Share of Freehold. Percentage split on any maintenance that is required 1/4th. Remainder of 999 year lease.

**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.

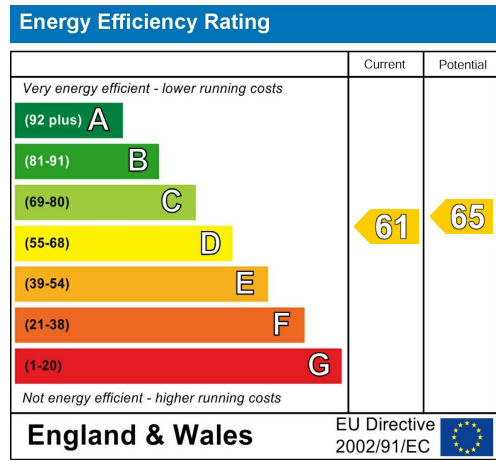




TOTAL APPROX. FLOOR AREA 616 SQ.FT. (57.2 SQ.M.)

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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