

**RUSH  
WITT &  
WILSON**



**Maisonette, 4 Fairmount Road, Bexhill-On-Sea, East Sussex TN40 2HN  
£219,000**

**A very spacious and bright two bedroom maisonette with private entrance, cul-de-sac location, double glazed windows and doors, beautiful modern bathroom suite, hall floor and first floor cloakrooms, situated on first and second floor, gas central heating system, VACANT POSSESSION, leasehold with remainder of 999 year lease. Viewing comes highly recommended by RWW sole agents.**



**Private Entrance Lobby**

With window to the side elevation and entrance door.

**Entrance Hall**

Double radiator, under-stairs storage cupboard, obscure glass window to the side elevation.

**Cloakroom**

WC with low level flush, wall mounted wash hand basin, obscure glass window to the side elevation.

**Living Room**

15'9 x 15'3 (4.80m x 4.65m)

Bay window to the front elevation, double radiator, laminate wood flooring, cast iron Victorian fireplace with tiled inserts and wood surround.

**Bathroom**

Modern suite comprising double ended freestanding bath with mixer tap, wc with low level flush, walk in shower cubicle with chrome controls and chrome showerhead, floating basin set on vanity unit, heated chrome towel rail, half height wall tiling, obscure glass window to the side elevation, window to the rear.

**Kitchen**

11'4 x 9'4 (3.45m x 2.84m)

Single radiator, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl composite sink unit with mixer tap, built in fridge and freezer, washing machine, gas cooker, brushed stainless steel splashback with extractor canopy and light, tiled splashbacks, built in storage cupboard.

**First Floor Landing****Bedroom One**

14'5 x 12'5 (4.39m x 3.78m)

Window overlooks the front elevation.

**Bedroom Two**

10'9 x 9'8 (3.28m x 2.95m)

Window to the rear elevation, double radiator.

**Cloakroom**

WC with low level flush, pedestal wash hand basin, obscure glass window to the side elevation.

**Leasehold Details**

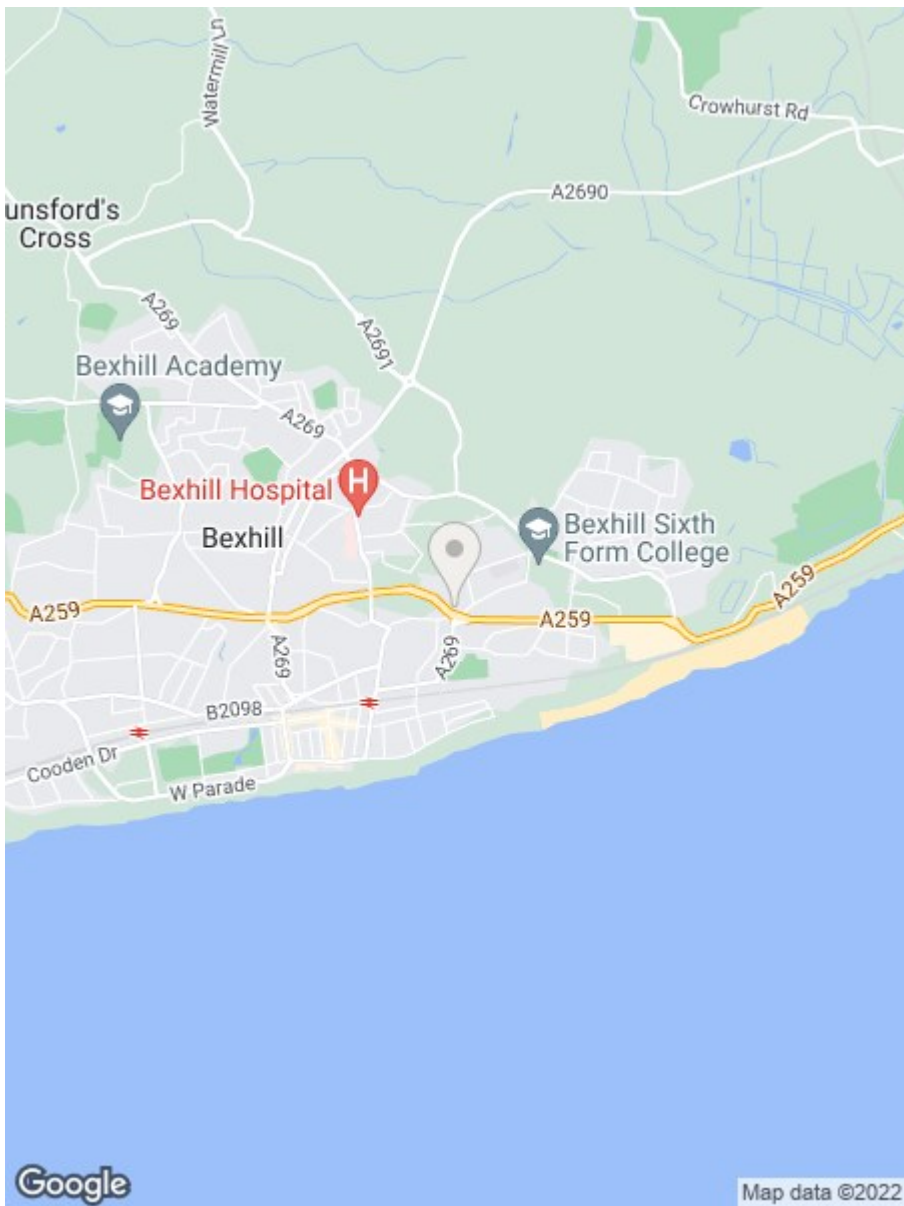
Remainder of 999 year lease, leasehold, maintenance approx. 2/3 share of works as and when needed

**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<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating             |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</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 environmentally friendly - higher CO2 emissions</i> |                            |           |
| <b>England &amp; Wales</b>                                 | EU Directive<br>2002/91/EC |           |

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