

**RUSH  
WITT &  
WILSON**



**21a Albert Road, Bexhill-On-Sea, East Sussex TN40 1DG  
£159,950**



**Rush Witt & Wilson are delighted to welcome to the market this well presented two bedroom maisonette benefiting from it's own private entrance and ideally located in the heart of Bexhill Town Centre within close distance to the seafront, town centre and mainline rail station. Offering bright and spacious accommodation and split over two floors, the property comprises two double bedrooms both with sea views, spacious living room, fitted kitchen/breakfast room with integrated appliances and fitted bathroom, other internal benefits include gas central heating to radiators, double glazed windows throughout. Viewing is highly recommended via sole agents at RWW Bexhill to appreciate this spacious property in the convenient location.**



**Outside**

Outside gated store area, external staircase leading to private entrance

**Private Entrance****Entrance Hallway**

Fitted shelving and hanging space, stairs leading to second floor landing.

**Second Floor Landing**

Radiator, electric consumer unit, ceiling mounted spotlights.

**Living Room**

13'11" x 10'11" (4.25 x 3.33)

Two windows to front elevation with partial sea views, radiator, two fitted alcove storage cupboards, recess ceiling spotlights.

**Kitchen/Breakfast Room**

12'6" x 8'10" narrowing to 5'10" (3.83 x 2.70 narrowing to 1.80)

Two windows to front elevation, wall mounted white towel rail, fitted kitchen comprising a range of matching base and wall level units with roll top work surfaces, inset single sink with drainer and mixer tap, integrated washing machine, integrated electric oven, work top mounted gas hob with fitted stainless steel extractor hood above, space for free standing fridge/freezer, cupboard housing gas central heating combination boiler, ceiling mounted spotlights, part tiled walls, engineered oak strip flooring.

**Bathroom**

Obscured window to rear elevation, radiator, white bathroom suite comprising low level w.c wall mounted wash hand basin with storage cabinet beneath, panel enclosed Jacuzzi style bath with mixer tap and shower attachment, wall mounted power shower with shower attachment, part tiled walls, tiled floor, recess ceiling spotlights, extractor fan.

**Third Floor Landing**

Ceiling mounted spotlights.

**Bedroom One**

13'11" x 9'10" (4.26 x 3)

Window to front elevation with side sea views, radiator, recess ceiling spotlights, engineered oak strip flooring.

**Bedroom Two**

13'6" x 13'5" narrowing to 8'11" (4.14 x 4.11 narrowing to 2.73)

Window to front elevation with partial sea views, two radiators, fitted bedroom furniture with a range of wardrobes with hanging space and shelving and draw units and cupboard space, cupboard space given access to eave storage, recess ceiling spotlights, engineered oak strip flooring.

**Maintenance Details**

Leasehold with approx 95 remaining, ground rent £28 per annum, 50% share building insurance which is approx £335 per annum, maintenance split 50% as and when needed.

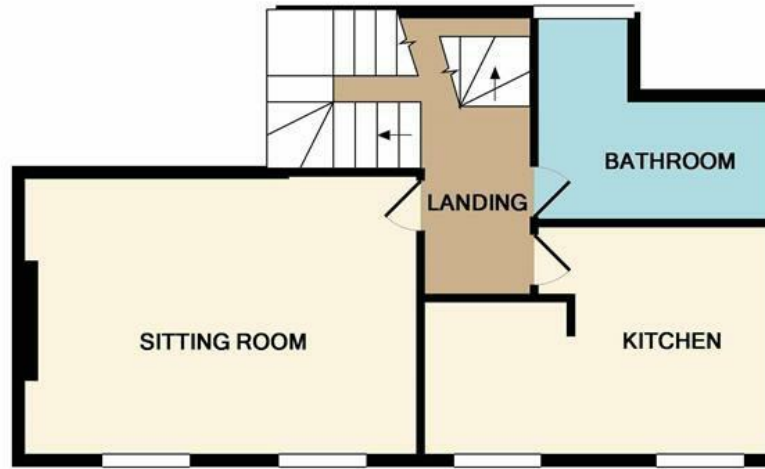
**Agents Notes**

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 purposes.

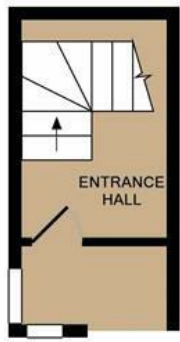








1ST FLOOR

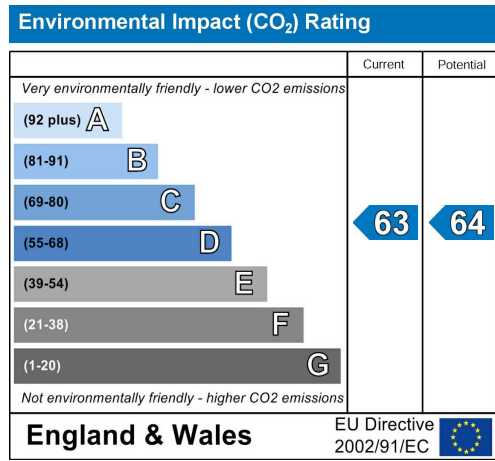
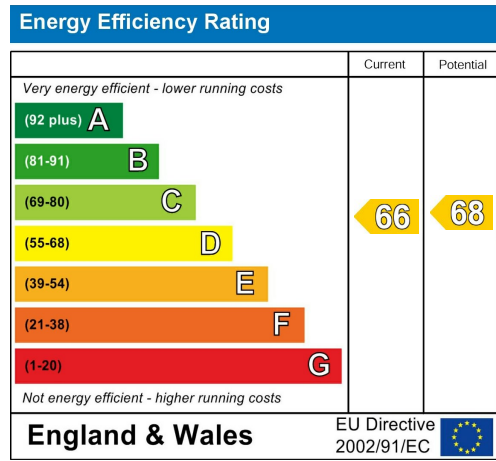


ENTRANCE FLOOR



2ND FLOOR

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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.  
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