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BURGESS & CO.  
01424 222255

4 Marudean Court, 15 -17 Wilton Road, Bexhill-On-Sea, TN40 1HY

£177,500 Leasehold -  
Share of Freehold



**01424 222255**

**\*\*NO ONWARD CHAIN\*\*** Burgess & Co are delighted to bring to the market this well presented two bedroom flat occupying the first floor of this charming period property. Ideally located in Bexhill Town Centre being within a short walk to local shops, restaurants, mainline railway station, bus services and the seafront. The property is accessed via a communal front door with stairs to the first floor and a private front door leading to a spacious entrance hall. The accommodation comprises a 16'2 living room with feature bay window, a kitchen, two bedrooms, and a family bathroom. The property has been newly decorated throughout and benefits from gas central heating, double glazing and comes with no onward chain as well as a share of the Freehold. Viewing is recommended to not only appreciate the location but all that this flat offers.

**Communal Entrance Hall**

With entry-phone system, stairs to

**First Floor**

With private front door to

**Entrance Hall**

Being split level with entry-phone system, fitted cupboard.

**Living Room**

16'2 x 12'1

A bright and spacious west facing room with radiator, feature double glazed bay window giving views up and down the road.

**Kitchen**

7'5 x 7'3

Comprising matching range of wall & base units, worksurface, inset stainless steel sink

unit, inset electric hob with extractor hood over, fitted electric oven, space for washing machine, space for fridge, wall mounted gas boiler, double glazed window to rear.

**Bedroom One**

10'8 x 10'8

With radiator, fitted cupboard, double glazed window to the side & rear.

**Bedroom Two**

10'5 x 6'6

With radiator, double glazed window enjoying a westerly aspect.

**Bathroom**

7'5 x 4'9

Comprising panelled bath, low level w.c, pedestal wash hand basin, tiled walls, double glazed frosted window to the side.

**NB**

There is the remainder of a 999 year Lease from 25 March 1982 to include a share of the Freehold. We have been advised that the maintenance is on and as and when basis. Council tax band: A

