

**RUSH
WITT &
WILSON**



**9 Cumberland Court Upper Sea Road, Bexhill-On-Sea, East Sussex TN40 1RP
£249,000**

An opportunity to acquire this extremely well presented FOUR bedroom apartment situated on the second floor ideally located in a highly convenient and sought after location of Bexhill Town Centre with easy reach of Bexhill Old Town, Bexhill seafront and Bexhill train station. Offering bright and spacious accommodation throughout the property comprises four bedrooms, large living room, modern fitted kitchen, modern shower room suite, separate w.c., sun balcony, double glazed windows and doors and gas central heating system throughout. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents. Council Tax Band B.



Communal Entrance Hall

With stairs and lift leading to second floor.

Private Entrance Hall

With entrance door, single radiator, storage cupboard with hanging space and fitted shelving with additional storage above.

Kitchen

12'1" x 7'3" (3.68m x 2.21m)

Modern fitted kitchen with range of matching wall and bases level units with wood effect laminate straight edge worktop surfaces, sink with drainer and mixer tap, space for electric cooker and extractor fan above, space for free standing fridge/freezer, space and plumbing for washing machine and tumble dryer, space for and plumbing for dishwasher, glass panelled sliding door, double glazed window overlooking the southerly elevation with views towards the sea.

Living Room

16'0" x 15'7" (4.88m x 4.76m)

Double glazed sliding doors giving access onto balcony overlooking the south elevation with views towards the sea, two radiators.

Bedroom One

12'10" x 10'11" (3.93m x 3.34m)

Radiator, double glazed window overlooking the southerly elevation, built-in wardrobe cupboards with hanging space and shelving.

Bedroom Three

10'10" x 10'10" (3.32m x 3.31m)

Radiator, double glazed window overlooking the side elevation.

Inner Hallway

Airing cupboard housing the hot water cylinder with slatted shelving and additional storage above.

Bedroom Two

10'10" x 10'4" (3.31m x 3.17m)

Radiator, double glazed window overlooking the side elevation.

Bedroom Four/Study

10'10" x 7'7" (3.32m x 2.32m)

Radiator, double glazed window overlooking the side

elevation, built-in wardrobes with hanging space and fitted shelving and also housing gas central heating boiler.

Bathroom

Suite comprising w.c. with low level flush, vanity unit, wash hand basin unit, mixer tap, walk-in shower cubicle with wall mounted shower controls, shower attachment and shower head, tiled walls, radiator, obscure double glazed window overlooking the rear elevations.

Separate WC

WC with low level flush, wall mounted wash hand basin with mixer tap, obscure double glazed window overlooking the rear elevation, tiled walls.

Lease & Maintenance

We have been advised by the vendors that there is 137 years remaining on the lease. We have also been advised by the vendors that the maintenance is approximately £125 per month, £10 a year ground rent.

Outside

There are communal gardens mainly laid to lawn.

Garage

With up and over door with parking in front of the garage.

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.

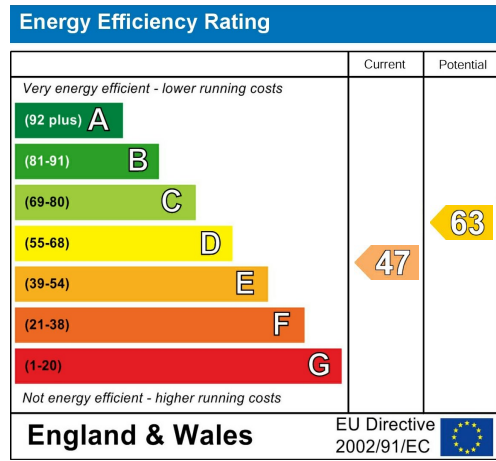
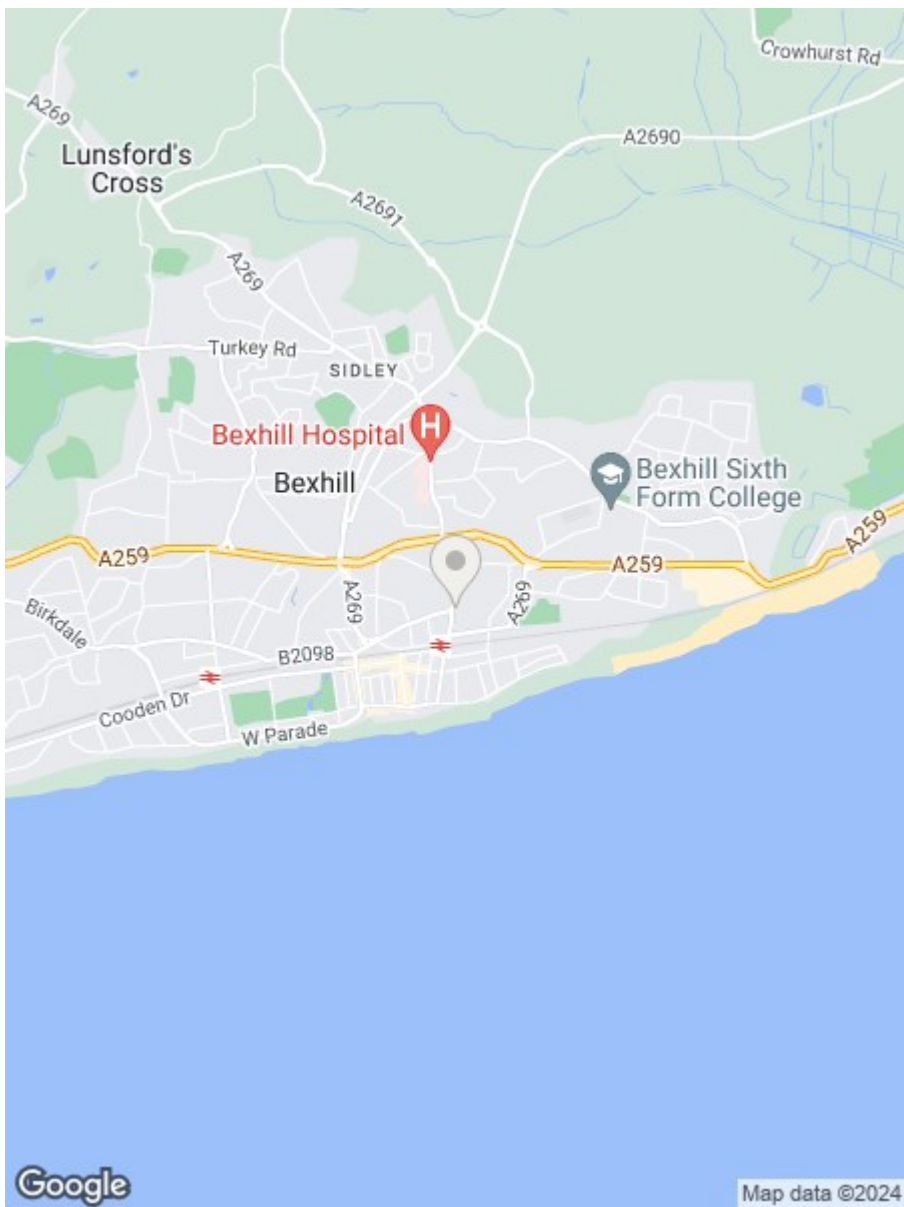


GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.



TOTAL FLOOR AREA: 942 sq.ft. (87.5 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.
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