

**RUSH  
WITT &  
WILSON**



**9 Nazareth Close, Bexhill-On-Sea, East Sussex TN40 2LF**  
**Guide Price £199,950**

**An opportunity to acquire this bright and spacious first floor purpose built apartment comprising two double bedrooms with the master bedroom benefiting from en-suite shower room, large lounge, BRAND NEW LEASE, fitted kitchen and bathroom. Other benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers an allocated parking space whilst to the rear of the building there is a communal garden with communal washing line. Conveniently situated in this quiet and sought after cul-de-sac location with easy access to the link road, local schools and college and local amenities whilst still being just a short walk to Ravenside retail park with Glyne Gap Beach and approximately one mile from Bexhill Town Centre with mainline rail station and seafront. Viewing comes highly recommended by Rush Witt & Wilson Bexhill to appreciate this well presented apartment in this popular location offered with NO ONWARD CHAIN & BRAND NEW LEASE. Council Tax Band C.**



**Communal Entrance Door**

Communal entrance door with entryphone system leading to the communal hallways. Stairs leading to the first floor.

**Private Front Door****Hallway**

Radiator, entryphone system, electric consumer unit, airing cupboard with slatted shelving housing modern pressurised Megaflow hot water cylinder.

**Lounge**

19'5" x 10'5" (5.93m x 3.19m )

Double glazed windows to the rear elevation, two radiators.

**Kitchen**

12'5" x 6'3" (3.80m x 1.93m )

Double glazed window to front elevation, radiator. Fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, integrated electric oven, gas hob with fitted extractor hood above, stainless steel bowl and a half sink with drainer and mixer tap, plumbing space for washing machine, space for free standing fridge/freezer, extractor fan, cupboard housing gas central heating boiler, part tiled walls.

**Bedroom One**

11'4" x 9'8" (3.46m x 2.95m )

Double glazed window to rear elevation, one radiator, door with access to en-suite.

**En-Suite Shower Room**

Obscure double glazed window to side elevation, radiator, large walk-in shower cubicle with wall mounted shower controls and shower attachment, low level w.c. and pedestal mounted wash hand basin with mixer tap, part tiled walls, extractor fan, electric shaver point.

**Bedroom Two**

12'1" x 9'8" (3.70m x 2.95m )

Double glazed window to front elevation, radiator, fitted wardrobe with hanging space and shelving.

**Bathroom**

Obscure double glazed window to side elevation, radiator. White suite comprising panel enclosed bath with mixer tap and shower attachment, low level w.c. and pedestal mounted wash hand basin with mixer tap. Part tiled walls, extractor fan, electric shaver point.

**Outside****Large Driveway**

Providing allocated driving space for one vehicle.

**Rear Of The Building**

Well maintained communal gardens which are mainly laid to lawn with mature plants and shrubs. There is also a communal washing line.

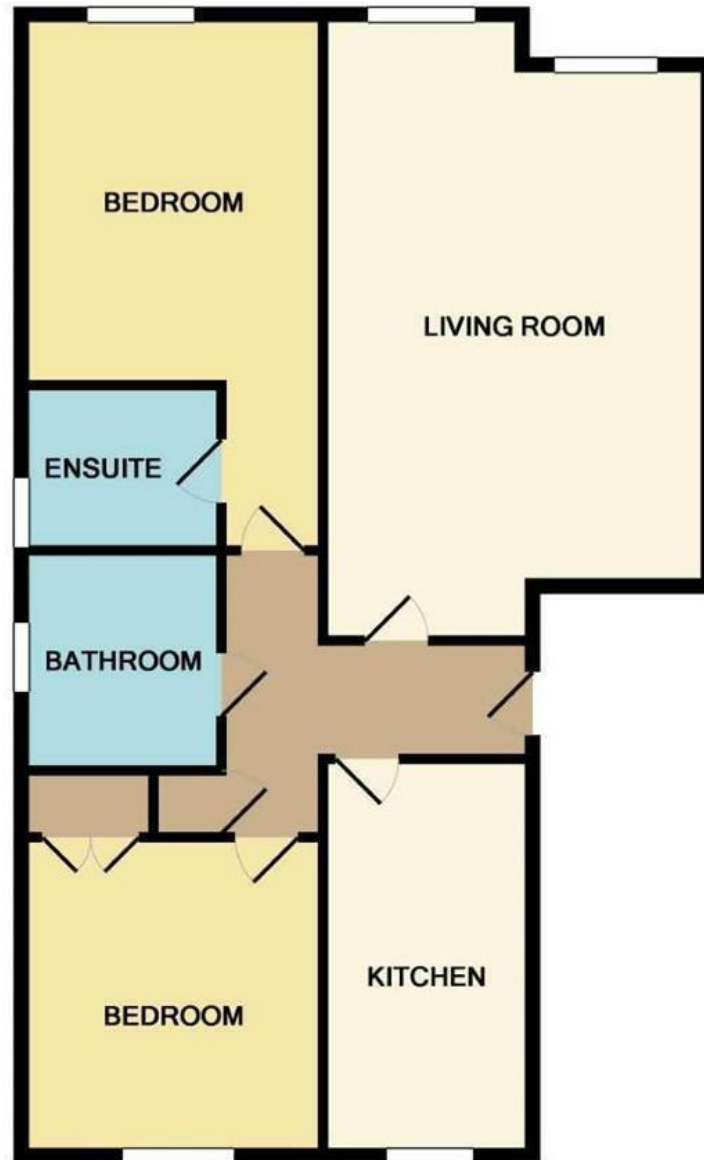
**Maintenance Details**

Brand new 170 year lease. Maintenance details approx. £1,200 per annum.

**Agents Note**

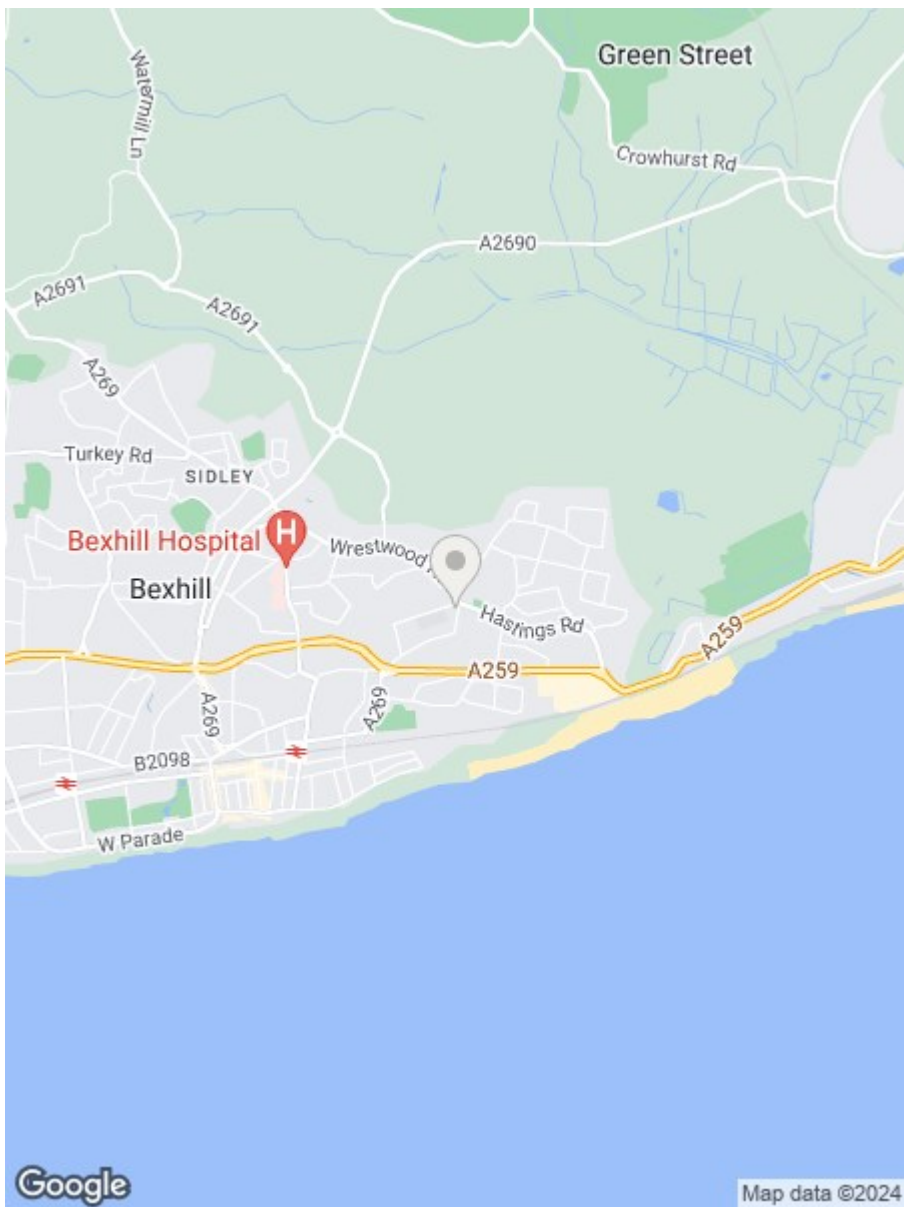
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 662 SQ.FT. (61.5 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, 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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 2002/91/EC	

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



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