

**RUSH  
WITT &  
WILSON**



**1 Edmar Court Middlesex Road, Bexhill-On-Sea, East Sussex TN40 1LR  
£365,000**

**A stunning two bedroom ground floor converted flat, occupies the entire ground floor within a beautiful 1930's house, extensive gardens private front, rear and side gardens, garden office/ artist studio fully insulated, adjacent to Bexhill seafront with beautiful sea views, sold with the Freehold of the building, extensive off road parking for several vehicles via electric gates, private entrance, modern kitchen/breakfast room, utility room, two bathrooms, en-suite to master bedroom, retaining many original features, wood flooring, bay windows, gas central heating system, double glazed windows and doors, viewing comes highly recommended by RWW sole agents. Council Tax Band B. Special Note \*\* Additional First Floor Two Bedroom Flat also available by separate negotiation \*\***



## **Covered Entrance**

### **Private Entrance Hallway**

Entrance door, exposed wood flooring, wall panelling, double radiator.

### **Lounge/Dining Room**

18'0" x 12'7" (5.50 x 3.85)

Occupying the south and easterly elevation, door to garden, stunning bay window with beautiful sea views, two double radiators, exposed wood flooring, fireplace recess.

### **Kitchen/Breakfast Room**

10'11" x 7'4" (3.35 x 2.25)

Window to the side elevation, modern fitted kitchen comprising a range of base and wall units with wood block worktops, one and half bowl composite sink unit with single drainer and mixer tap, integrated dishwasher, breakfast bar with cupboard beneath, double radiator, gas hob, integrated double oven with grill, extractor canopy and light, space for fridge/freezer, tiled floor.

### **Rear Utility Lobby**

Window overlooks the rear garden, double radiator, base units with mosaic tiled worktop, plumbing for washing machine, space for tumble dryer.

### **Bathroom**

Modern suite comprising wall mounted waah hand basin with vanity unit beneath, wc with low level flush, chrome heated towel rail, wall in shower cubicle with glass screen, fixed showerhead and shower attachment, shelving.

### **Bedroom One**

15'5" x 11'7" (4.72 x 3.55)

Window to the rear elevation, single radiator, exposed wood flooring.

### **En-Suite Bathroom**

Suite comprising panelled bath with chrome controls and chrome showerhead, shower screen, wc with low level flush, pedestal mounted wash hand basin, chrome heated towel rail, window to the westerly elevation, tiled floor, mosaic wall tiling, built in linen cupboard.

### **Bedroom Two**

10'0" x 9'2" (3.06 x 2.80)

Window to the southerly elevation, single radiator.

## **Outside**

### **Rear Garden**

Westerly facing rear garden, patio and shingled areas, private side access, outside water tap, outside power, enclosed to all sides with fencing offering privacy and seclusion.

### **Artist studio/Garden Office**

Fully insulated, with shelving, power and light.

### **Side Garden**

Timber framed shed, beautiful circular sun dial seating area, pergola, well established plant and shrub beds.

### **Front Garden**

A particular feature of the property with sea views, landscaped, mainly laid to lawn with a whole host of established plants, shrubs and trees of various kinds, Japanese style stream, raised flowerbeds, decked are for alfresco dining, enclosed to all sides with fencing and mature shrubbery, and additional shed can be found to the other side of the property via an additional pergola, extensive private off road parking can be found on a long shingled driveway accessed via a electrically operated gates.

### **Maintenance & Service Charges**

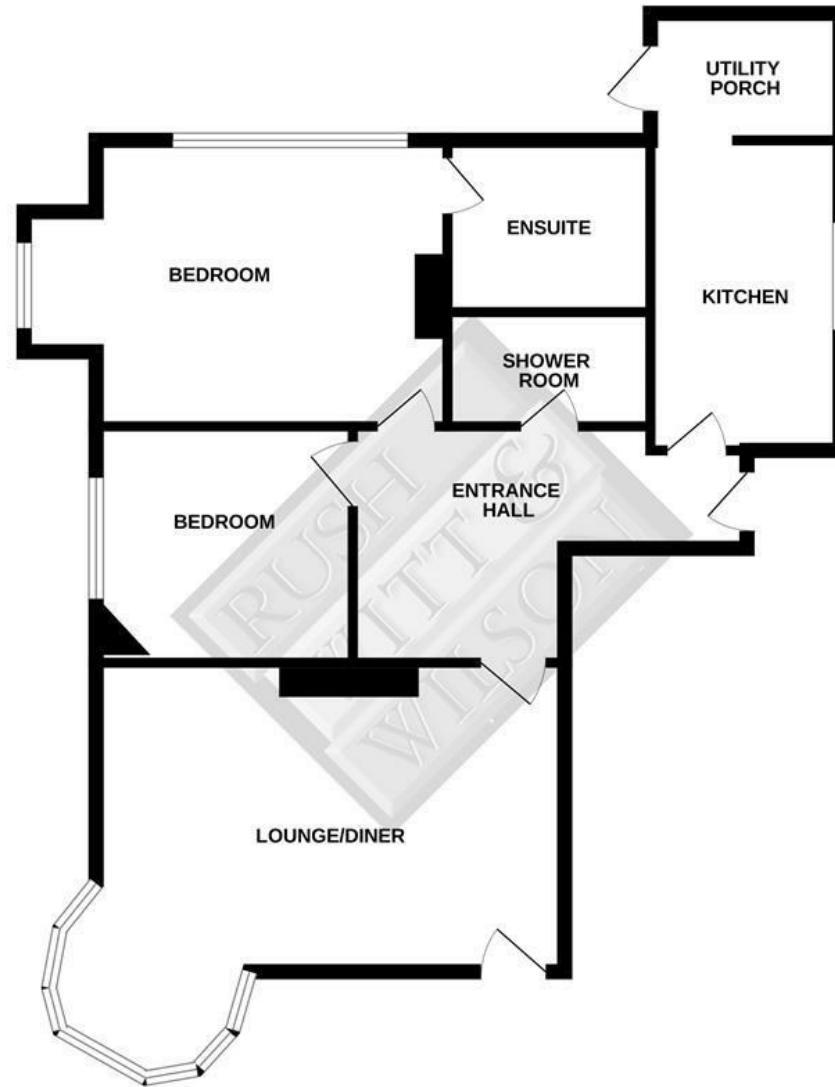
Freehold for the building, service charges as when needed, 50/50 split.

### **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.

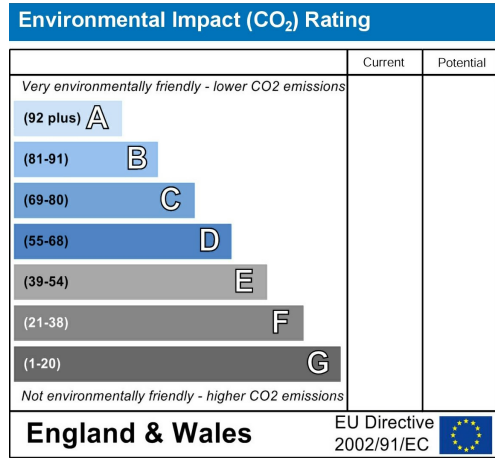
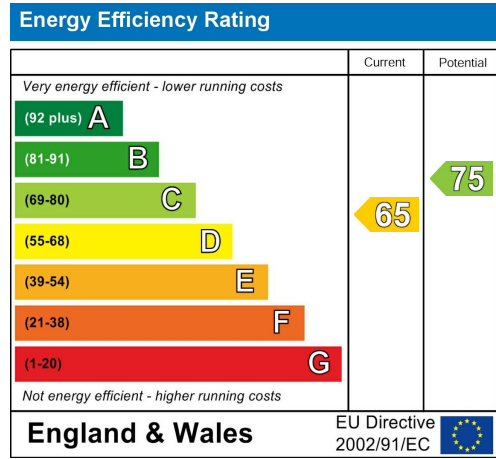
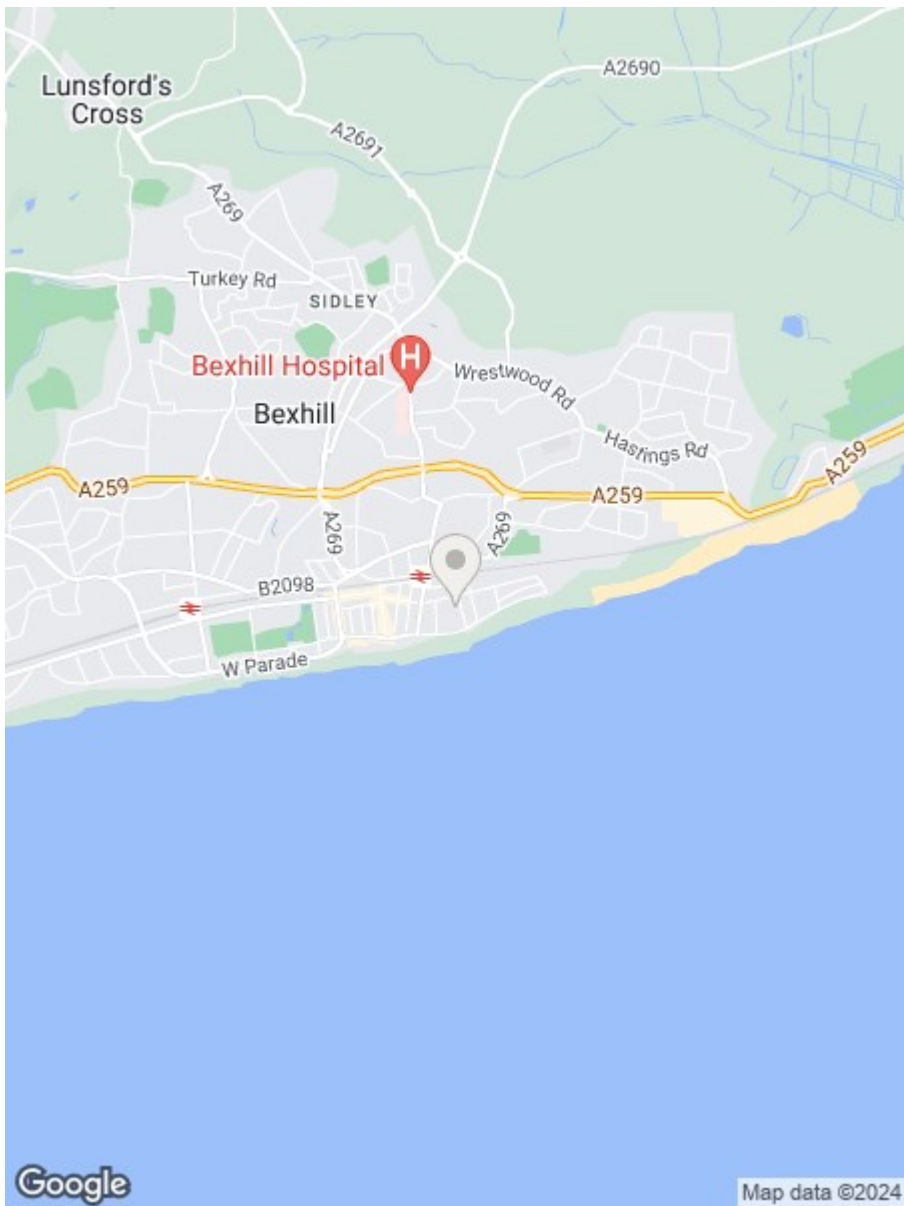


GROUND FLOOR  
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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