

**RUSH
WITT &
WILSON**



**Flat 2, Sussex Court, 45 Manor Road, Bexhill-On-Sea, East Sussex TN40 1SN
£225,000**

A very spacious and bright two bedroom ground floor flat, stunning communal gardens and private patio, gas central heating system, double glazed windows and doors, living room, separate interconnecting dining room, VACANT POSSESSION, Share of Freehold, needs some refurbishment, Viewing comes highly recommended by RWW sole agents.



Communal Entrance Hallway

Private Entrance Hallway

With entry-phone system, single radiator, built in storage cupboard.

Living Room

21'9" x 13'0" (6.64 x 3.97)

Windows to both the front and side elevations, door leads to private patio area overlooking the communal gardens, single radiator.

Dining Room

9'4" x 8'0" (2.86 x 2.45)

Window to the front elevation, single radiator, interconnected to living room.

Kitchen

11'3" x 9'5" (3.45 x 2.88)

Window overlooks the rear elevation, fitted kitchen comprises a range of base and wall units with laminate straight edge worktops, single drainer stainless steel sink unit, plumbing for washing machine, space for cooker, space for fridge and freezer, tiled splashbacks, built in boiler cupboard housing the gas central heating and domestic hot water boiler.

Bedroom One

14'2" x 9'10" (4.32 x 3.00)

Window to the front elevation, single radiator, freestanding wardrobe cupboards with overhead storage compartments, matching drawers and bedside cabinets.

Bedroom Two

12'0" x 8'11" (3.68 x 2.72)

Window to the rear elevation, single radiator.

Bathroom

Suite comprising shower cubicle with electric shower unit, controls and showerhead, sliding doors, pedestal mounted wash hand basin with tiled splashbacks, wc with low level flush, single radiator, half height wall tiling, obscured glass window to the side elevation.

Communal Gardens

Laid to lawn with plants, shrubs and small trees of various kinds.

Lease And Maintenance

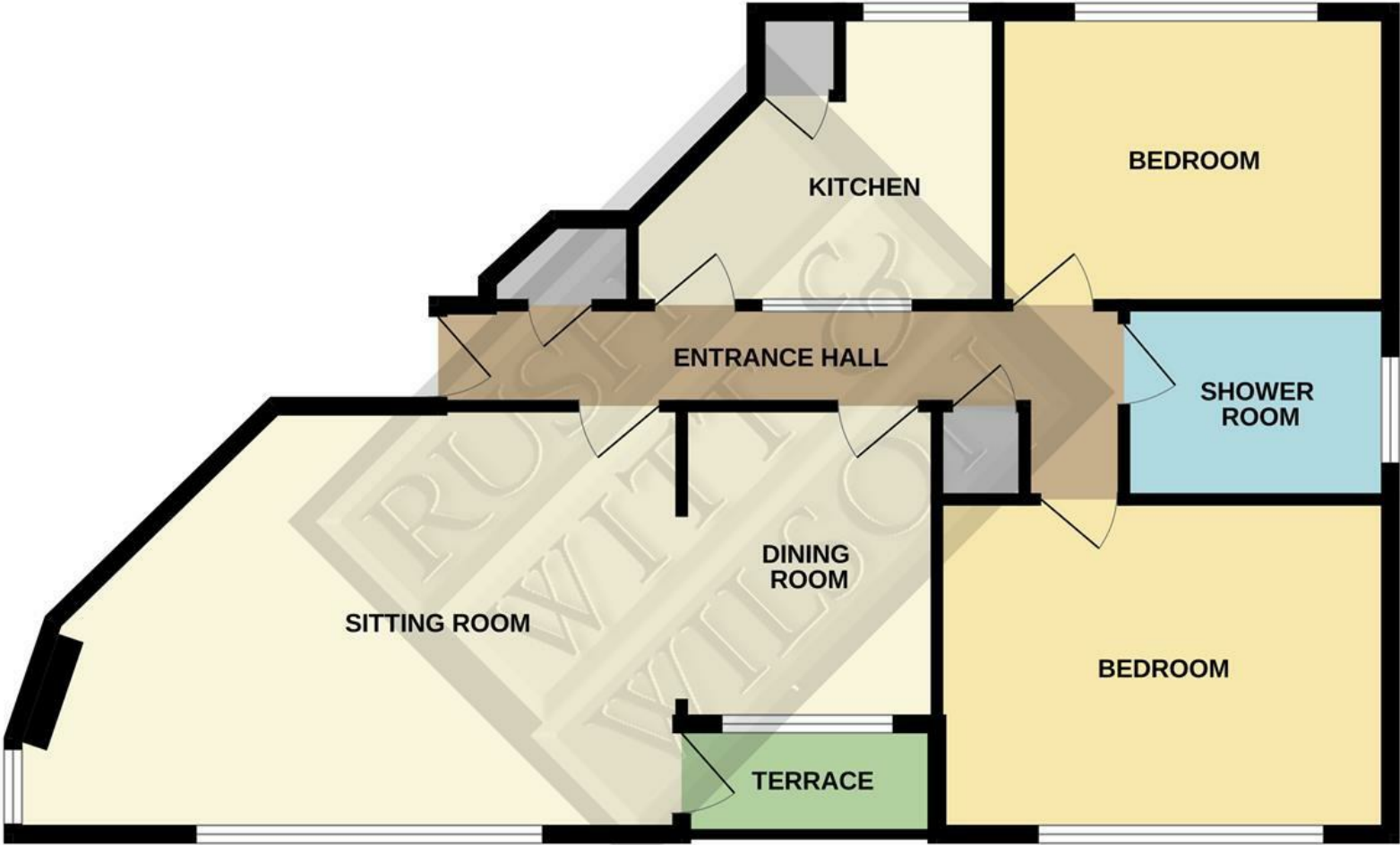
Share of Freehold, Approximately 125 years remaining on the lease, Service Charge approximately £ 890 p/a.

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.



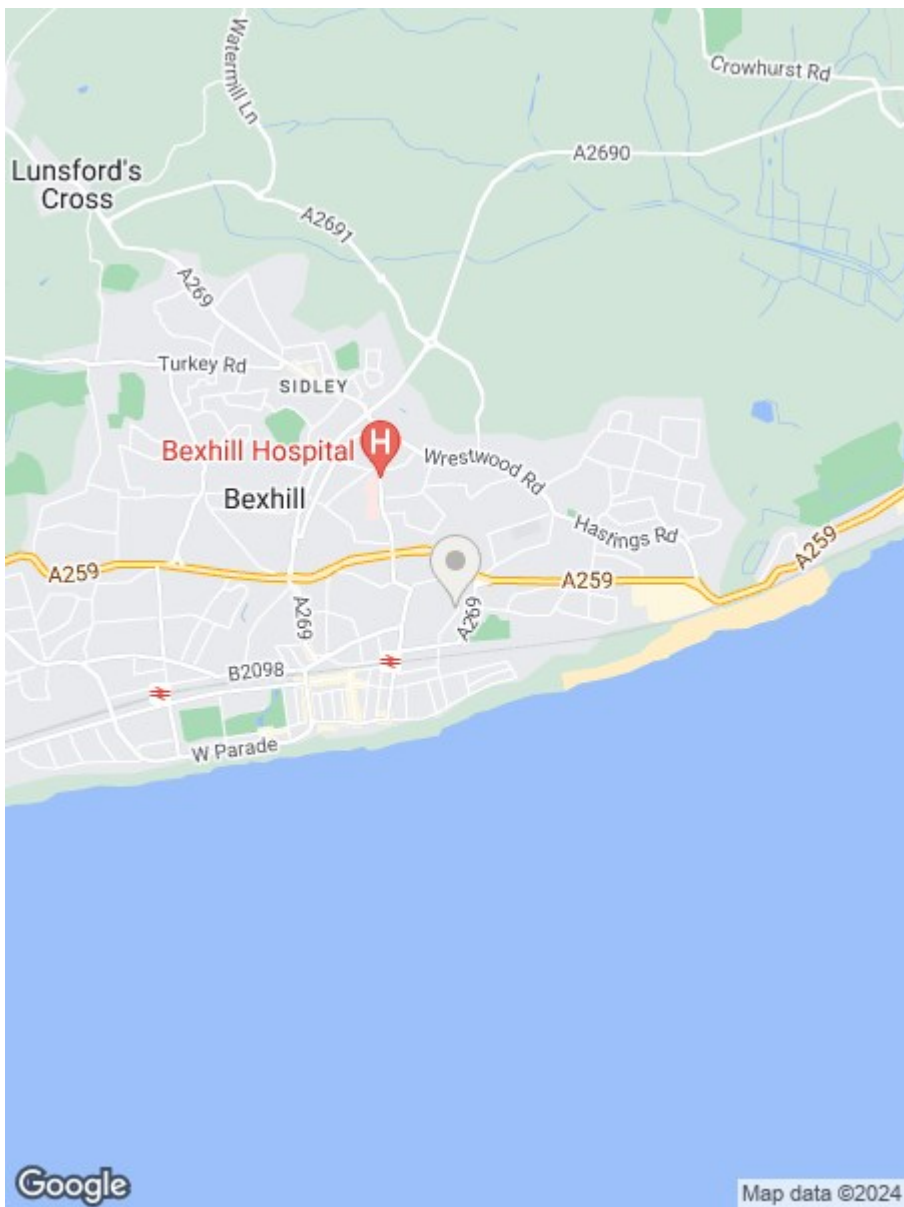
GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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