

**RUSH
WITT &
WILSON**



**19a Manor Road, Bexhill-On-Sea, East Sussex TN40 1SP
£257,500**

Discover an exquisite ground floor flat boasting two bedrooms and a charming private garden facing the West, ideally located near Bexhill town center. Enjoy easy access to a plethora of amenities, services, the mainline railway station to London, and the serene seafront promenade. This delightful residence features a private entrance, a spacious kitchen/breakfast room, two generous double bedrooms, a dressing room, and the comfort of a gas central heating system. Revel in the modern convenience of double glazed windows and doors throughout, complemented by an original fireplace and a contemporary bathroom suite. With NO CHAIN involved, don't miss the chance to view this gem recommended by RWW sole agents. Council Tax Band B



Private Entrance Hallway

With entrance door.

Living Room

17'10" x 13'7" (5.46 x 4.15)

Bay window overlooks the front elevation, original tiled fireplace.

Kitchen/Breakfast Room

17'9" x 12'1" (5.42 x 3.70)

Window to the rear elevation, double radiator, built in storage cupboards, alcove recess, fitted kitchen comprising base units with solid woodblock worktops, butler sink with mixer tap, window to the side elevation, space for cooker, space for fridge/freezer, area for table and chairs, wood panelling.

Bedroom One

15'3" x 13'1" (4.67 x 3.99)

Two double radiators, windows and doors lead out onto the rear garden.

Bedroom Two

11'7" x 10'1" (3.54 x 3.08)

Storage cupboard, original fireplace, exposed floorboards, double radiator.

Dressing Room

7'10" x 6'7" (2.41 x 2.02)

Window overlooks the front elevation onto the beautiful front garden.

Bathroom

Re-fitted modern bathroom suite comprising wc with low level flush, wall mounted wash hand basin with chrome stand and glass shelf, chrome heated towel rail, half height wall panelling, obscured glass window to the side elevation, walk in double width shower with rainfall showerhead, hand/shower attachment and sliding door.

Outside**Rear Garden**

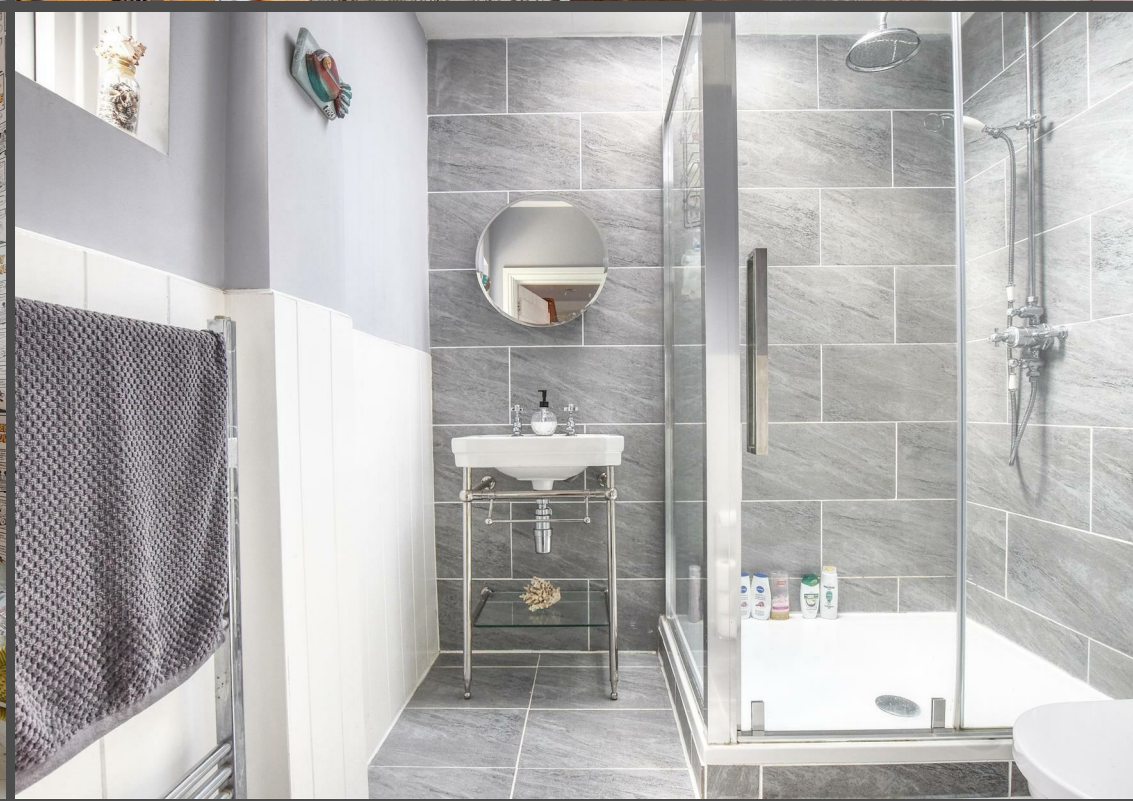
Mainly laid to lawn with mature shrubbery and plants of various kinds, enclosed with fencing to all sides providing privacy and seclusion, small decked area for alfresco dining, to the side of the property there is a bin store area and side access with additional storage area.

Lease And Maintenance

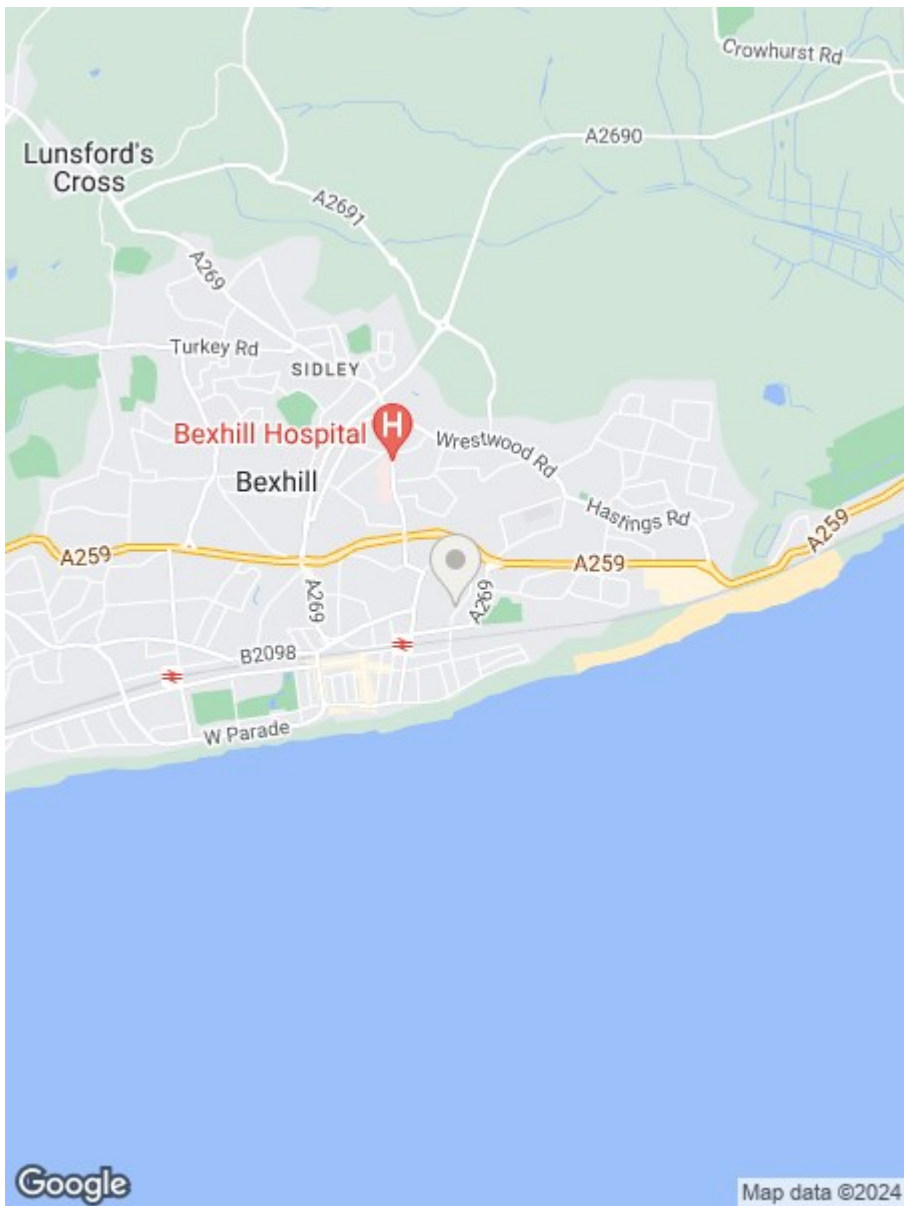
Approx. 138 years remaining lease, Approx. £380 per annum buildings insurance. The maintenance cost is arranged as and when between to the two apartments in the building.

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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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