

**RUSH
WITT &
WILSON**



**34A Woodville Road, Bexhill-On-Sea, East Sussex TN39 3EU
£225,000**

Discover a charming, luminous first-floor flat boasting two generously sized double bedrooms. Nestled in the sought-after locale of Woodville Road, Bexhill, its southerly orientation bathes the space in natural light. Enjoy convenient access to the picturesque seafront, bustling town centre brimming with shopping options, and amenities galore. The nearby mainline train station offers direct routes to London. Features include a kitchen/breakfast room, gas central heating system, UPVC double glazed windows, a bathroom, and a separate cloakroom. Don't miss the chance to explore this property; viewing is highly recommended by RWW sole agents.



Entrance Hallway

With stairs to the first floor.

Private Entrance Hallway

With traditional roll top radiator.

Living Room

17'2" x 13'0" (5.24 x 3.97)

Bay window overlooks the southerly elevation to the front of the property, two roll top radiators, cast iron Edwardian fireplace with ornate mantle, book shelving.

Kitchen/Breakfast room

12'8" x 8'8" (3.88 x 2.66)

Windows to the rear and side elevations, traditional roll top radiator, fitted kitchen comprising a range of base units with laminate wood effect worktops, single drainer composite sink unit with mixer tap, plumbing for washing machine, space for cooker, space for fridge/freezer.

Inner Hallway

With space for storage.

Cloakroom

WC with low level flush, obscured glass window to the rear elevation.

Bedroom One

14'10" x 14'1" (4.53 x 4.31)

Two windows overlook the rear elevation, two roll top radiators.

Bedroom Two

10'4" x 10'2" (3.17 x 3.11)

Bay window to the front southerly elevation, roll top radiator, wall mounted gas central heating and domestic hot water boiler.

Bathroom

Suite comprising traditional pedestal mounted wash hand basin, cast iron bath with wall mounted electric shower units, controls and showerhead, tiled splashbacks, obscured glass window overlooks the rear elevation.

Lease and Maintenance

1/3 Share Of Freehold, Lease 982 years, Service Charge £50 p/m.

Agents Note

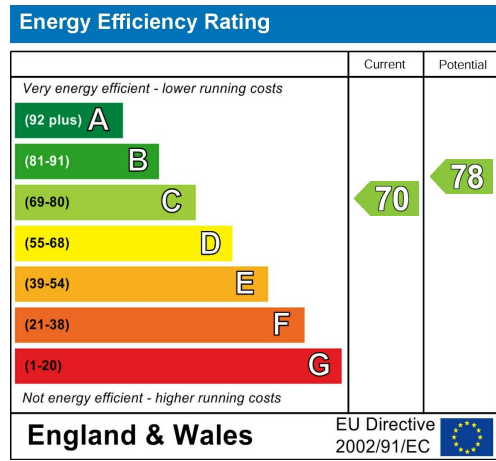
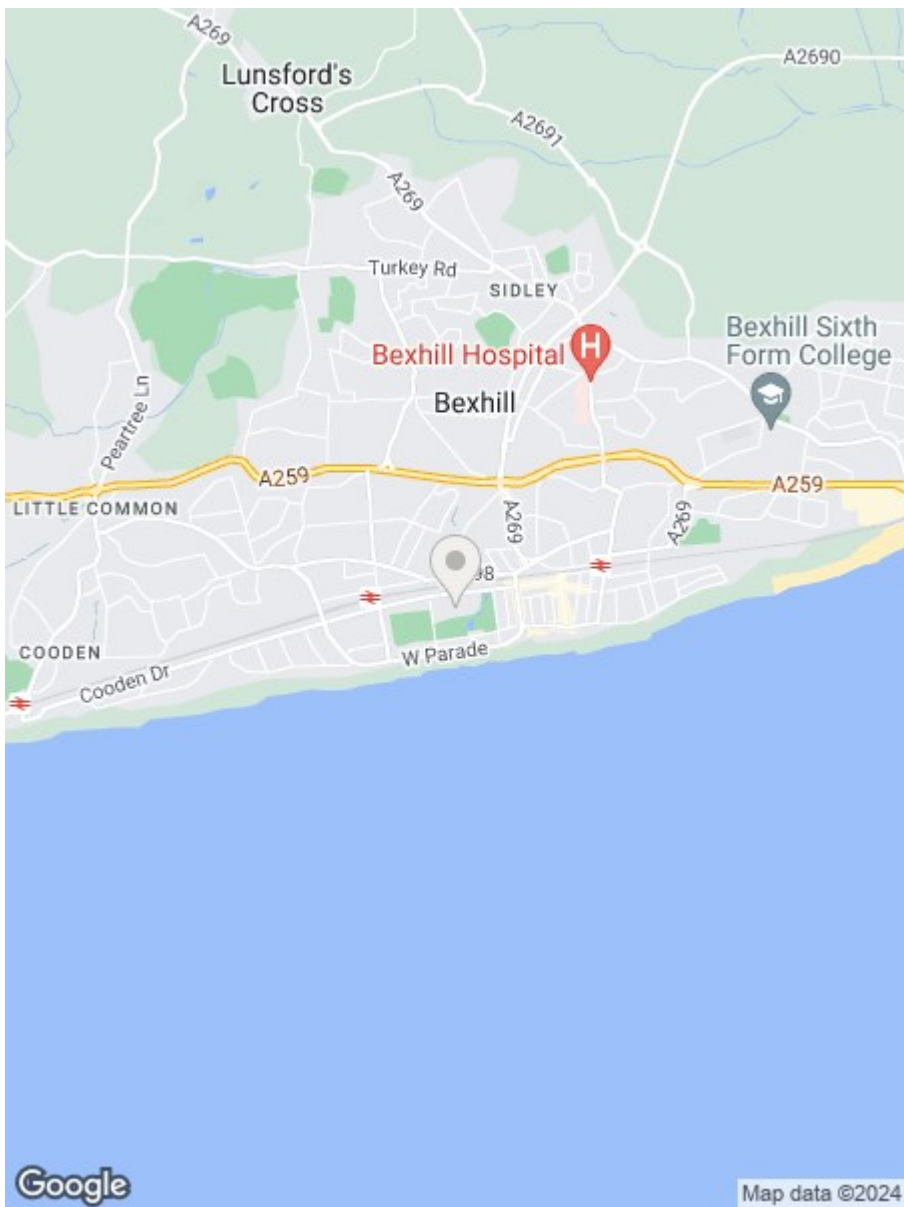
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL FLOOR AREA : 749 sq.ft. (69.6 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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