

**RUSH
WITT &
WILSON**



**51b Dorset Road, Bexhill-On-Sea, East Sussex TN40 1SG
£299,500**

A beautiful older style two bedroom ground floor apartment situated in this highly sought after location in Bexhill and is within easy reach of Bexhill town centre, Bexhill seafront and Bexhill train station offering direct links to London and Ashford International. Offering bright and spacious accommodation throughout the property which comprises two double bedrooms, large living room, separate dining room, modern fitted kitchen and utility room, fitted bathroom and separate w.c. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Outside the property boasts private front and rear west facing garden. Viewing comes highly recommended by Rush Witt & Wilson Sole Agents.



Entrance Hallway

With obscured glass panelled entrance door, radiator.

Bedroom One

20'9" x 15'5" (6.34m x 4.7m)

Double glazed bay windows to the front elevation, double radiator, built-in wardrobe cupboards with mirrored sliding doors, hanging space and shelving.

Bedroom Two

12'10" x 9'1" (3.92m x 2.79m)

Double glazed windows to the front elevation with radiator.

Separate WC

With suite comprising w.c. with low level flush, floating wash hand basin with hot and cold tap, obscured double glazed windows to the side elevation.

Living Room

16'4" x 13'6" (5m x 4.12m)

Double glazed windows and glass panelled French doors overlooking and given access onto the rear which is west facing garden. Radiator and feature fireplace with tiled mantel.

Dining Room

14'9" x 11'9" (4.51m x 3.6m)

With double glazed windows to the side elevation, double radiator, built-in storage cupboards with slatted shelving, feature fireplace with tiled surround and wood mantel.

Bathroom

Suite comprising w.c. with low level flush, pedestal mounted wash hand basin and hot and cold tap, panelled bath with chrome hot and cold tap with chrome wall mounted shower controls, chrome shower tap and chrome rain effect shower head. Obscured double glazed window to the side elevation, radiator, part tiled walls.

Kitchen

8'9" x 7'1" (2.68m x 2.17m)

Modern fitted kitchen with range of matching wall and base level units with laminate wood effect straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven and grill, four ring gas hob with extractor fan above. Space and plumbing for dishwasher. Dual aspect double glazed windows to the side and rear elevation and tiled floor. This leads to the utility area.

Utility Area

Laminate wood effect style straight edge worktop surfaces with space and plumbing for washing machine and tumble dryer and space for American style fridge and freezer and radiator. Obscured glass panelled door giving access into the side garden and tiled floor.

Outside

Front Of Property

To the front of the property there is a low maintenance front garden laid with patio.

Rear Garden

Westerly facing garden with raised decking area which is suitable for alfresco dining with the rest of the garden laid to patio with flower beds to the side and the rear with a mixture of plants, shrubs and tall trees of various kinds. Fencing enclosed to all sides.

Lease & Maintenance

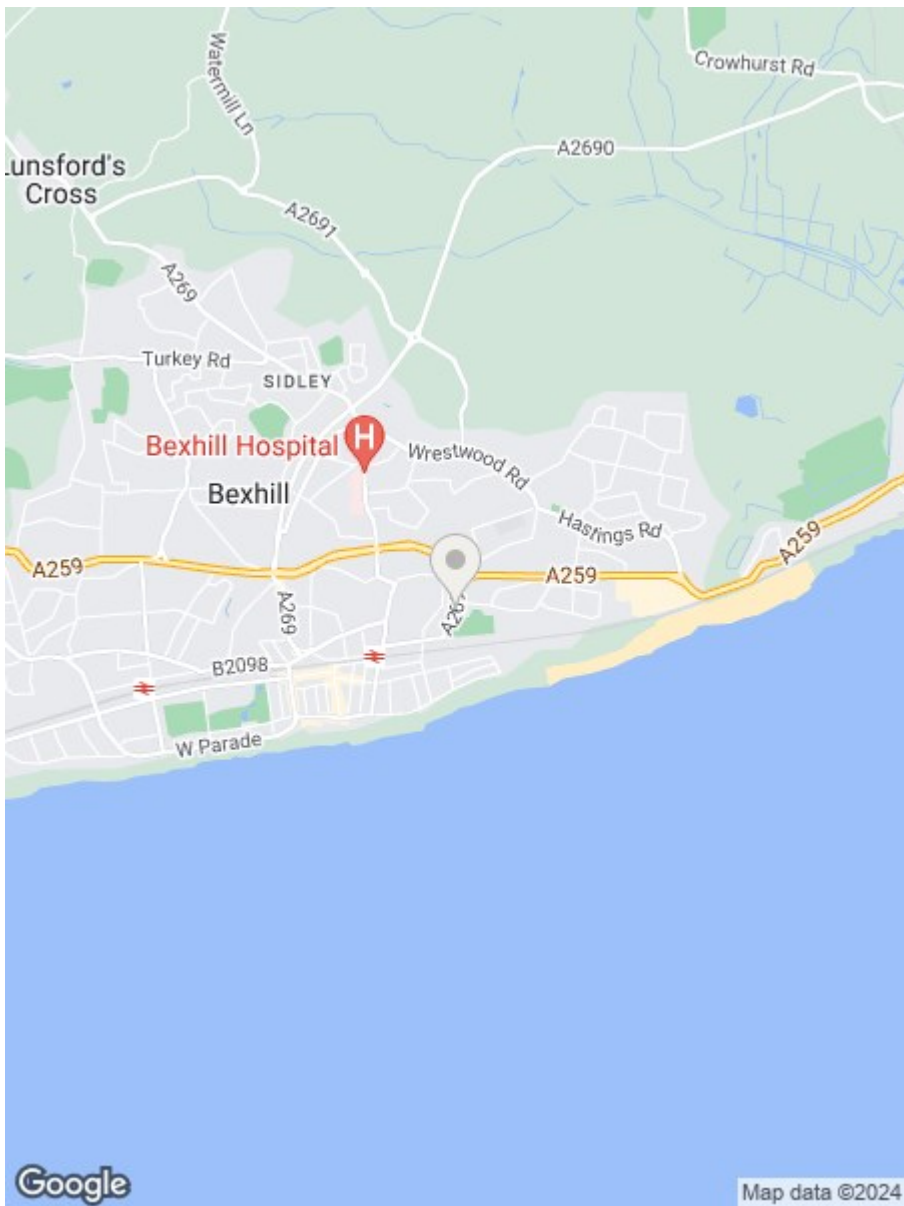
We have been advised by the vendor that this flat comes with Share of Freehold with 967 years remaining on the Lease and we have also ben advised by the vendor that the maintenance is as and when needed. Please note we have not seen documentation confirming this but this can be obtained via the solicitors at sale agreed stage.

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	

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**