

**RUSH
WITT &
WILSON**



**4, The Borodales White Hill Drive, Bexhill-On-Sea, East Sussex TN39 3RW
£210,000**

A bright and spacious two bedroom maisonette, comprising two double bedrooms, large living/dining room with sun balcony, fitted kitchen, bathroom suite, separate wc. Other internal benefits include gas central heating to radiators and part double glazing. Ideally located in this sought after location of Collington, Bexhill. Viewing comes highly recommended by RWW. Council Tax Band C.



Entrance Hallway

Private entrance with entrance door and stairs leading to the first floor.

First Floor Landing

Storage cupboard housing the gas meter and electric consumer unit and shelving, radiator, second storage cupboard housing the hot water cylinder and slatted shelving.

Kitchen

11'9" x 10'10" (3.60 x 3.32)

Fitted kitchen comprising a matching wall and base level units with laminate straight edge worktop surfaces, sink with double drainer and mixer tap, integrated electric oven, four ring eclectic hob with extractor fan above, serving hatch through to dining room, gas central heating and domestic hot water boiler, tiled walls, double glazed window overlooking the front elevation with views across Bexhill.

Living/Dining Room

16'4" x 16'2" (4.99 x 4.95)

Double glazed windows and door overlooking and giving access onto the sun balcony with distant views, double radiator, serving hatch through to kitchen.

Sun Balcony

With views across Bexhill.

Bedroom One

12'3" x 11'7" (3.75 x 3.54)

Double glazed windows to the rear elevation, fitted wardrobe cupboards with hanging space and shelving, double radiator.

Bedroom Two

11'10" x 10'6" (3.63 x 3.21)

With double glazed window to the rear elevation, double radiator, fitted wardrobe cupboard with hanging space and shelving.

Bathroom

Suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, corner bath with chrome controls, chrome hand shower attachment and chrome showerhead, obscured glass window to the rear elevation, tiled walls.

Separate WC

Suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, obscured glass panelled window to the rear elevation.

Outside**Communal Gardens**

Stunning communal gardens.

Garage En-Bloc

With up and over door.

Visitor Parking**Lease and Maintenance**

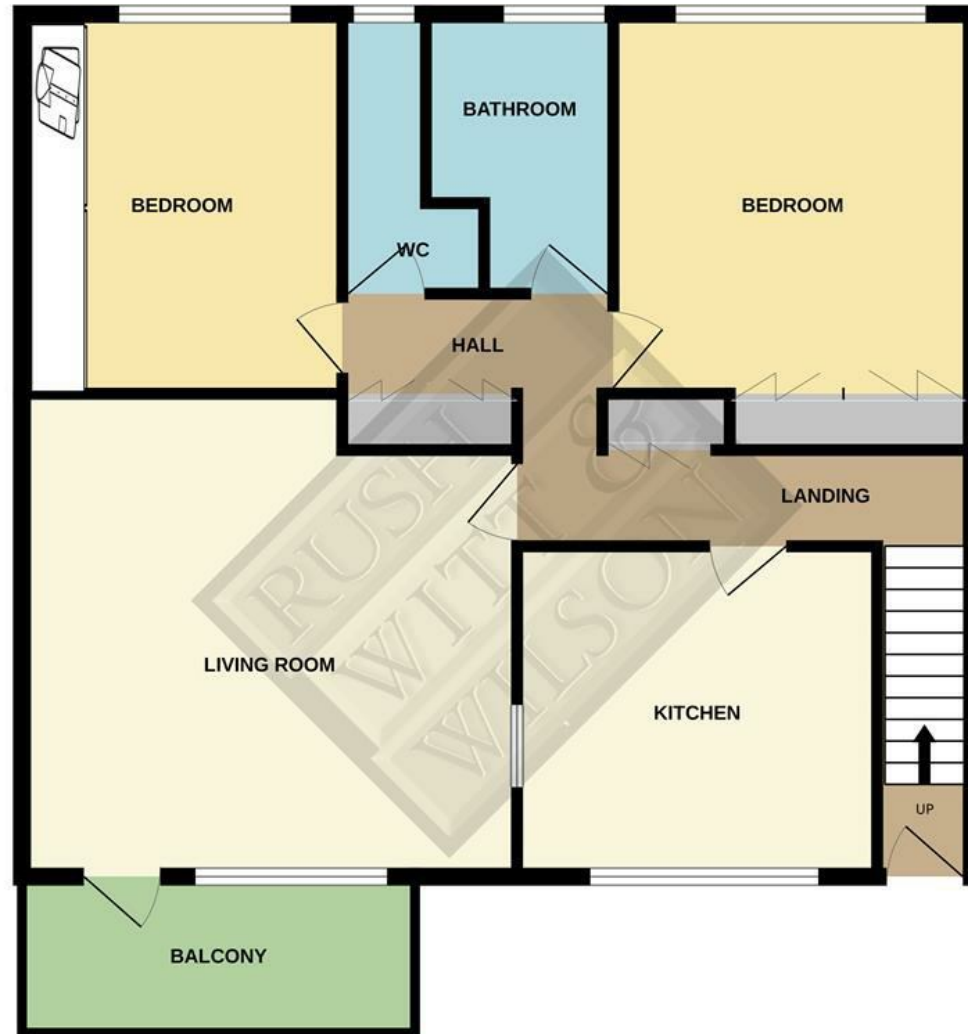
Service charge approximately £1,308.21, approximately ground Rent £20 every six months, approximately 71 years remaining on the lease.

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 purposes.

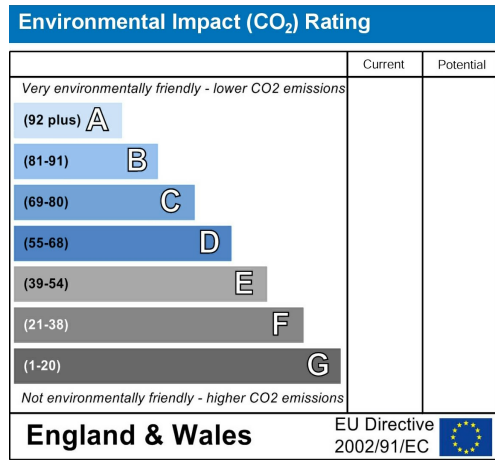
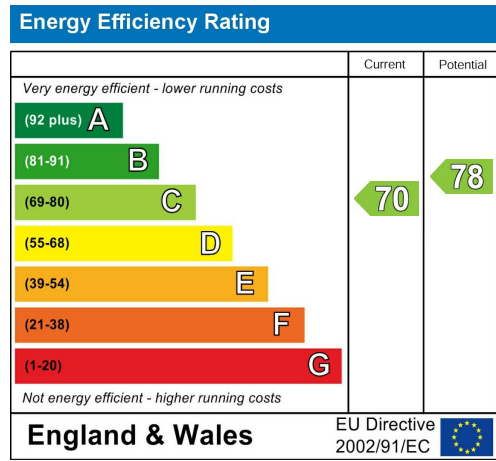
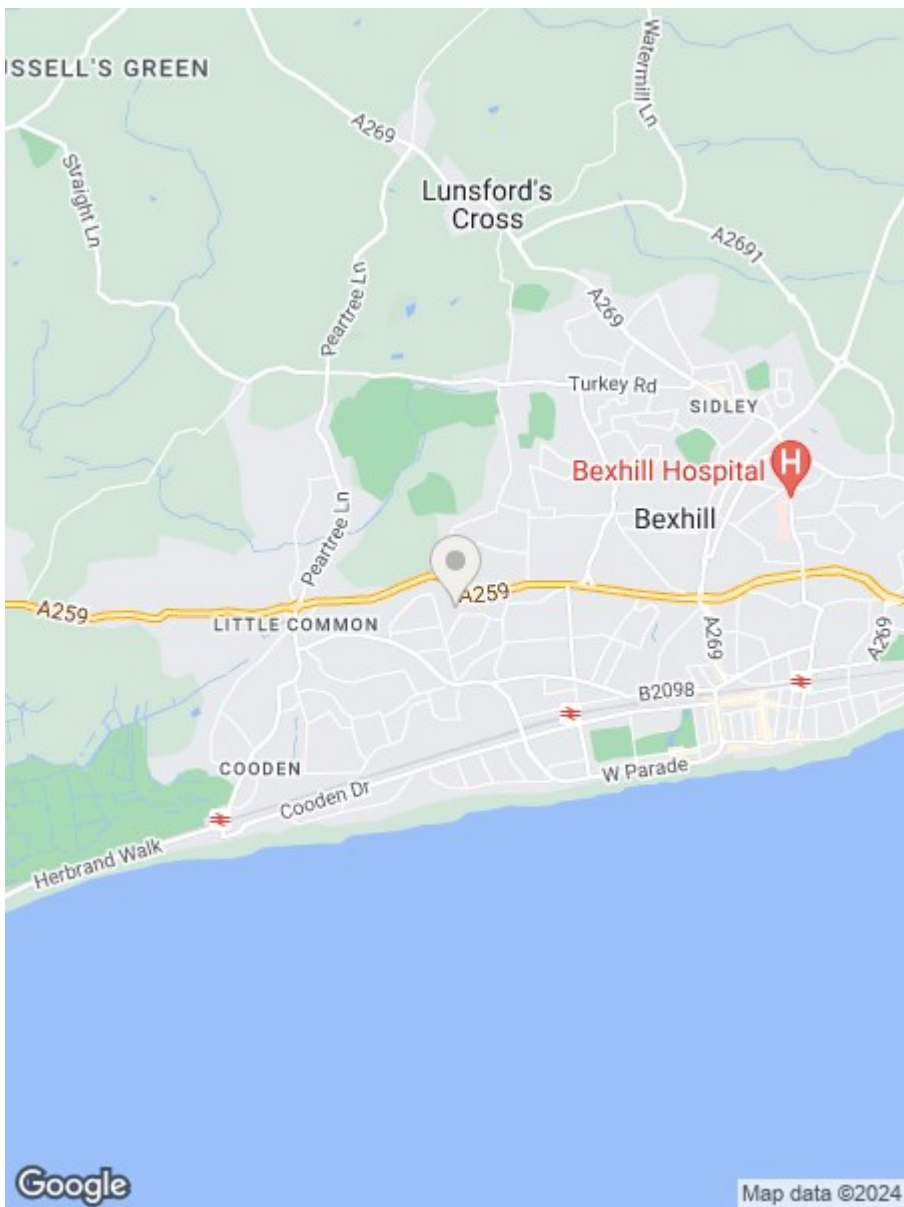


GROUND FLOOR
879 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.6 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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