

**RUSH
WITT &
WILSON**



**37A Park Road, Bexhill-On-Sea, East Sussex TN39 3HX
£219,000**

A very bright and spacious two bedroom garden flat situated along the stunning West Parade Bexhill, refurbished and beautiful with fully equipped kitchen and Rangemaster cooker, private entrances to the front and side, private westerly facing garden space, gas central heating system, double glazed windows and doors, impressive hallway, 965 years remaining on the lease, VACANT POSSESSION. Viewing comes highly recommended by RWW sole agents. Council Tax Band B.



Private Entrance Hall

Entrance door, single radiator, built-in storage

Living Room

25'2" x 20'4" (7.69 x 6.21)

Windows to the southerly and westerly elevations, two double radiators.

Kitchen

14'8" x 9'7" (4.48 x 2.93)

Refitted modern fitted kitchen comprising range of base and wall units, laminated worktops, single drainer stainless steel sink unit with mixer tap, tiled splashbacks, Rangemaster cooker with gas hob and ovens beneath, dishwasher, washing machine, fridge/ freezer, window and doors to side elevation,

Bedroom One

19'8" x 16'1" (6.01 x 4.92)

Two double radiators, window to side elevation, His & Hers walk-in wardrobes with hanging rails and shelving space.

Bedroom Two

10'8" x 8'2" (3.26 x 2.49)

Windows to the westerly elevation, built-in wardrobes cupboards, single radiator.

Bathroom

Modern suite comprising panelled bath with hand shower attachment and shower screen, pedestal wash hand basin, double radiator, window to side elevation, wc with low level flush, tiled splashback.

Private Garden

Westerly facing, patio area and some shrubbery.

Lease Details & Service Charge

965 years remaining on the lease, £916.43 PA service charge. No pets allowed.

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.



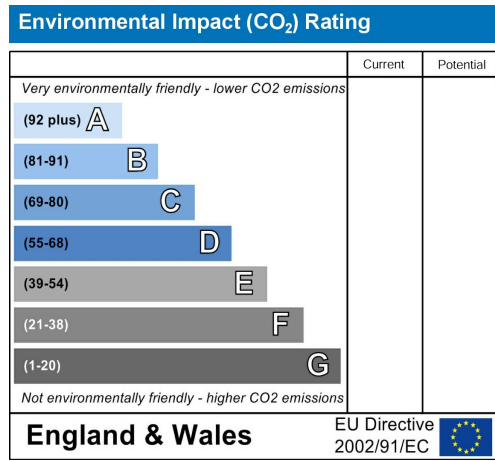
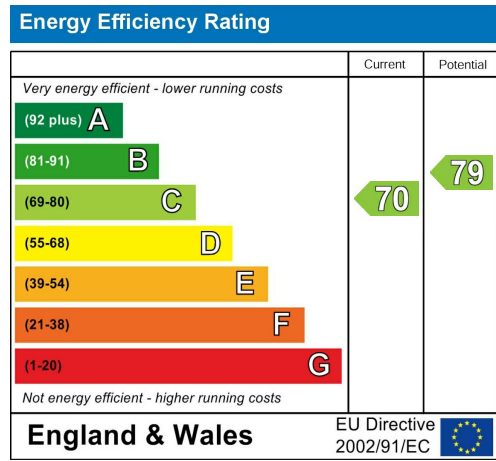
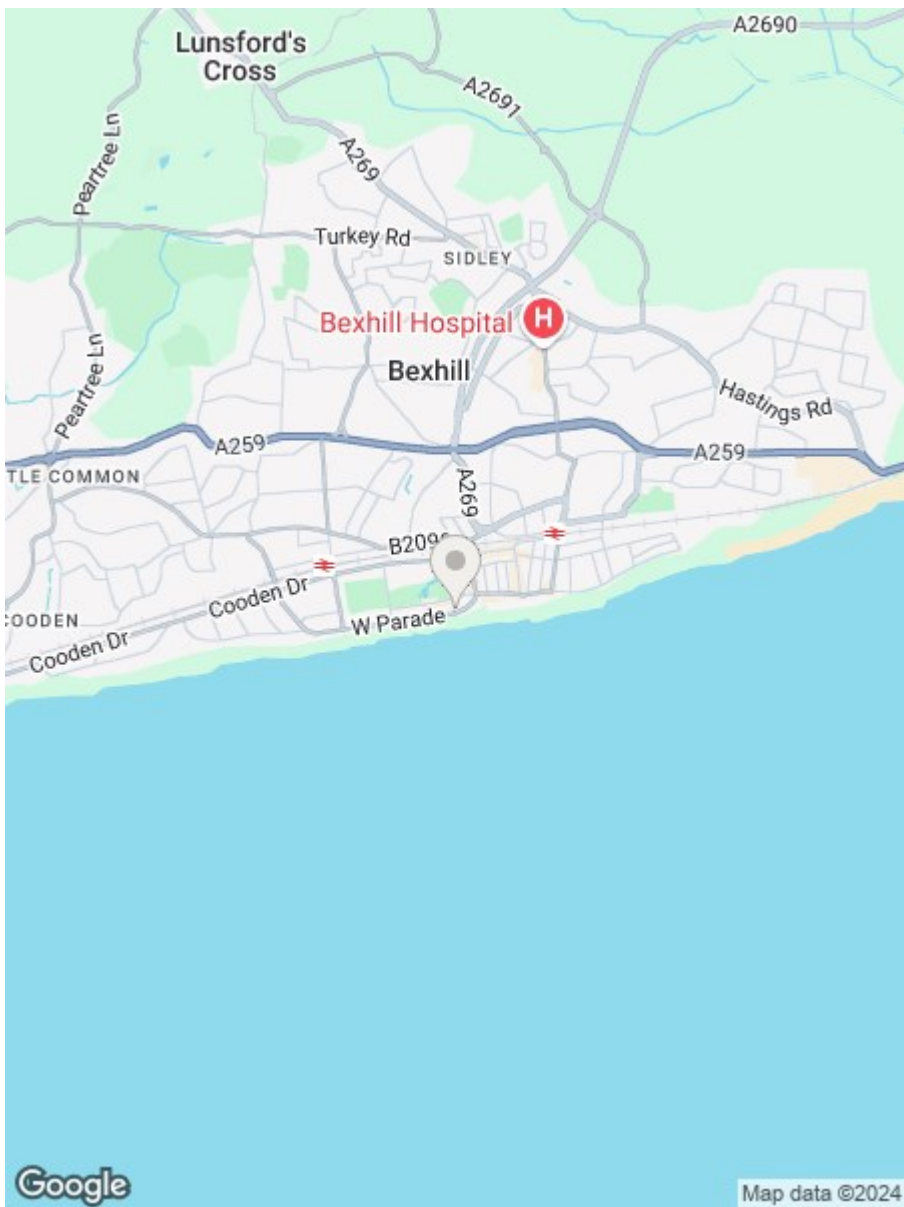
LOWER GROUND FLOOR
1156 sq.ft. (107.4 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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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