

**RUSH  
WITT &  
WILSON**



**5 Ashridge Lodge 22 Fairmount Road, Bexhill-On-Sea, East Sussex TN40 2HZ  
£185,000**

**A beautifully presented penthouse apartment, located in this sought after residential location in Bexhill. Offering bright and spacious accommodation throughout the property comprises large living room, fitted kitchen, two double bedrooms, modern bathroom suite, and stunning views across Bexhill towards the sea. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts communal gardens and allocated parking. Viewing comes highly recommended by RWW sole agents. Council Tax Band B.**



**Communal Entrance Hallway**

With stairs leading to the top floor.

**Private Entrance Hallway**

With entrance door, obscured glass panelled window to the side elevation, stairs leading to first floor.

**First Floor Landing**

Radiator, entry phone system.

**Living Room**

14'11" x 14'5" (4.57 x 4.40)

Double glazed windows to the front elevation, double radiator.

**Kitchen/Breakfast Room**

11'11" x 8'4" (3.65 x 2.55)

Modern fitted kitchen comprising a range of matching wall and base level units with laminate straight edge worktop surfaces, one nd half bowl sink with drainer and mixer tap, integrated electric oven, four ring gas hob, extractor canopy above, space for freestanding fridge and freezer, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, Velux window to the side elevation with distant views across Bexhill towards the sea, tiled splashbacks, radiator, newly installed wall mounted gas central heating boiler.

**Bedroom One**

17'2" x 12'6" (5.24 x 3.82)

Double glazed windows to the side elevation with distant views cross Bexhill towards the sea, double radiator, door leading to large storage room.

**Store Room**

Extensive wrap around storage with radiator.

**Bedroom Two**

15'2" x 12'7" (4.64 x 3.85)

Windows to the side elevation with distant views across Bexhill towards the sea, radiator.

**Bathroom**

Suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, panelled bath with chrome controls, additional shower attachment and chrome showerhead, chrome heated towel ail, tiled walls, obscured glass panelled window to the side elevation.

**Outside****Communal Gardens**

Mainly laid to lawn.

**Allocated Parking**

Located at the front of the building.

**Lease And Maintenance**

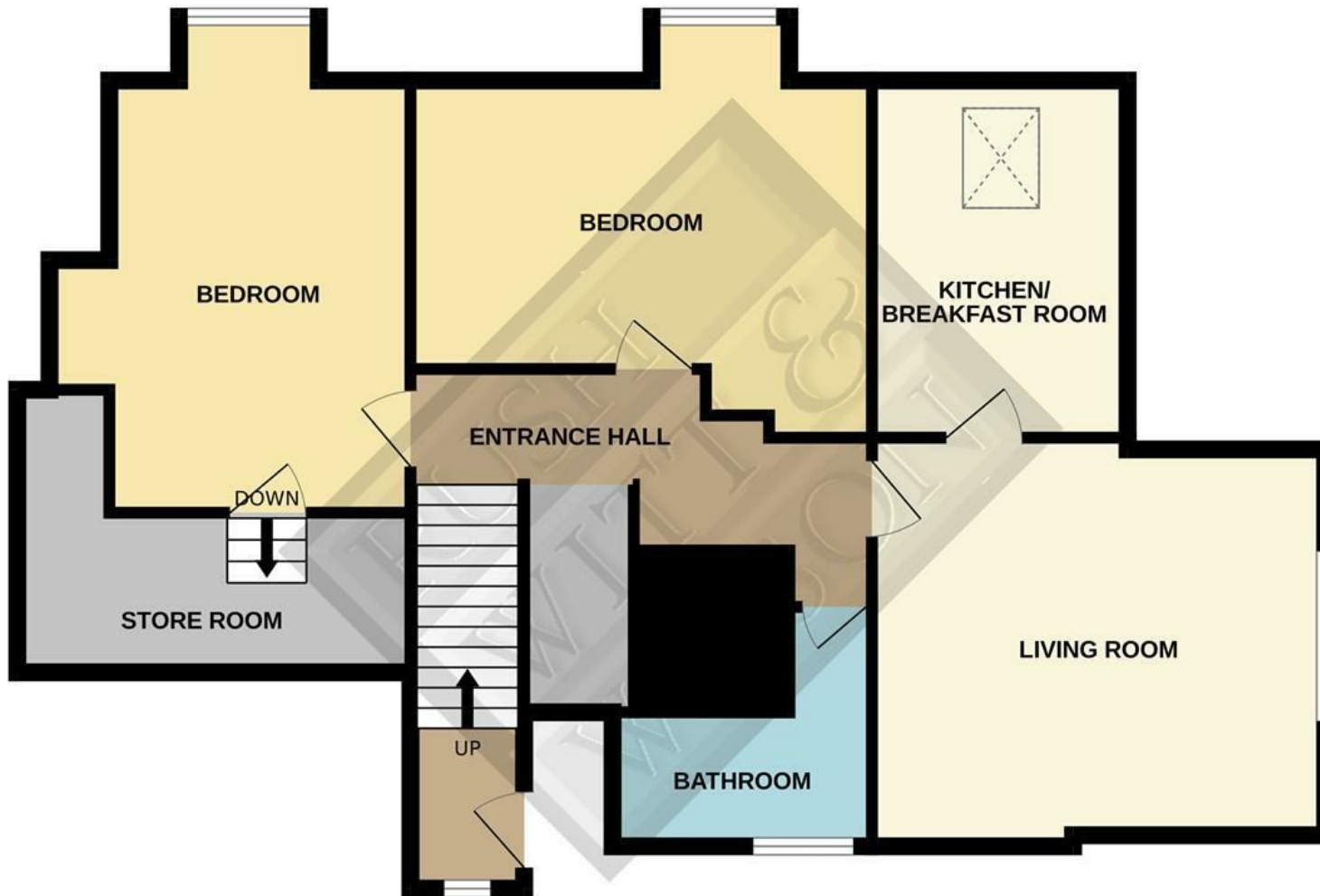
Leasehold with 104 years remaining on the lease. Service Charge £1117 every six months, Ground Rent £100 Every six months. ( included are building insurance, up keep of communal areas and management fee)

**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.



TOP FLOOR  
895 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.2 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Lettings & Property Management**



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