

**RUSH
WITT &
WILSON**



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

A beautifully presented top floor 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 and 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 across 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 rail, 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

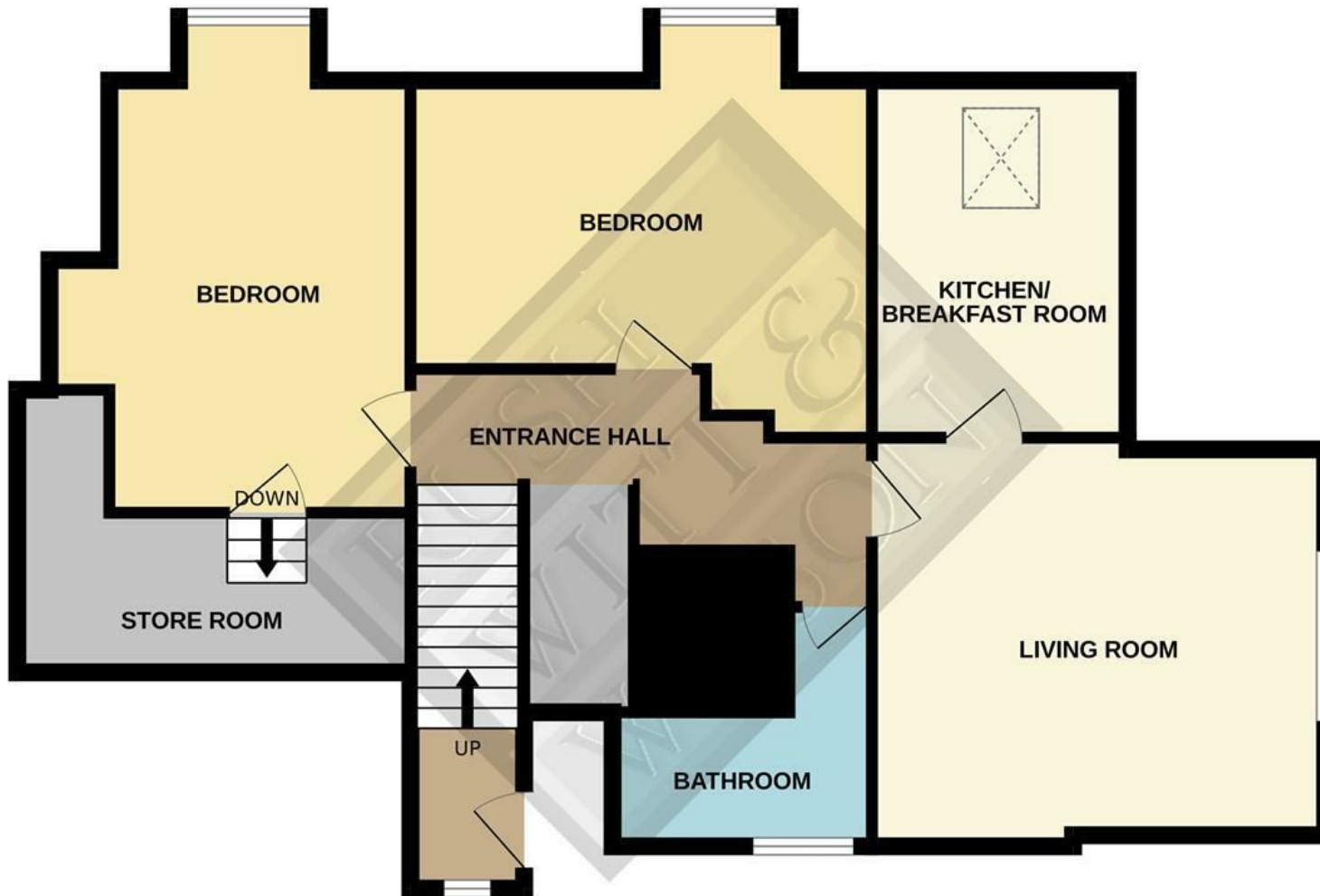
Leasehold with 104 years remaining on the lease. Service Charge £1117 every six months, Ground Rent £100 Every six months. (included are building insurance, up keep of communal areas and management fee)

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.

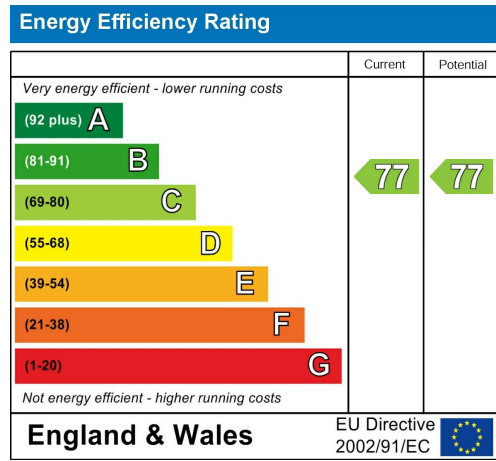
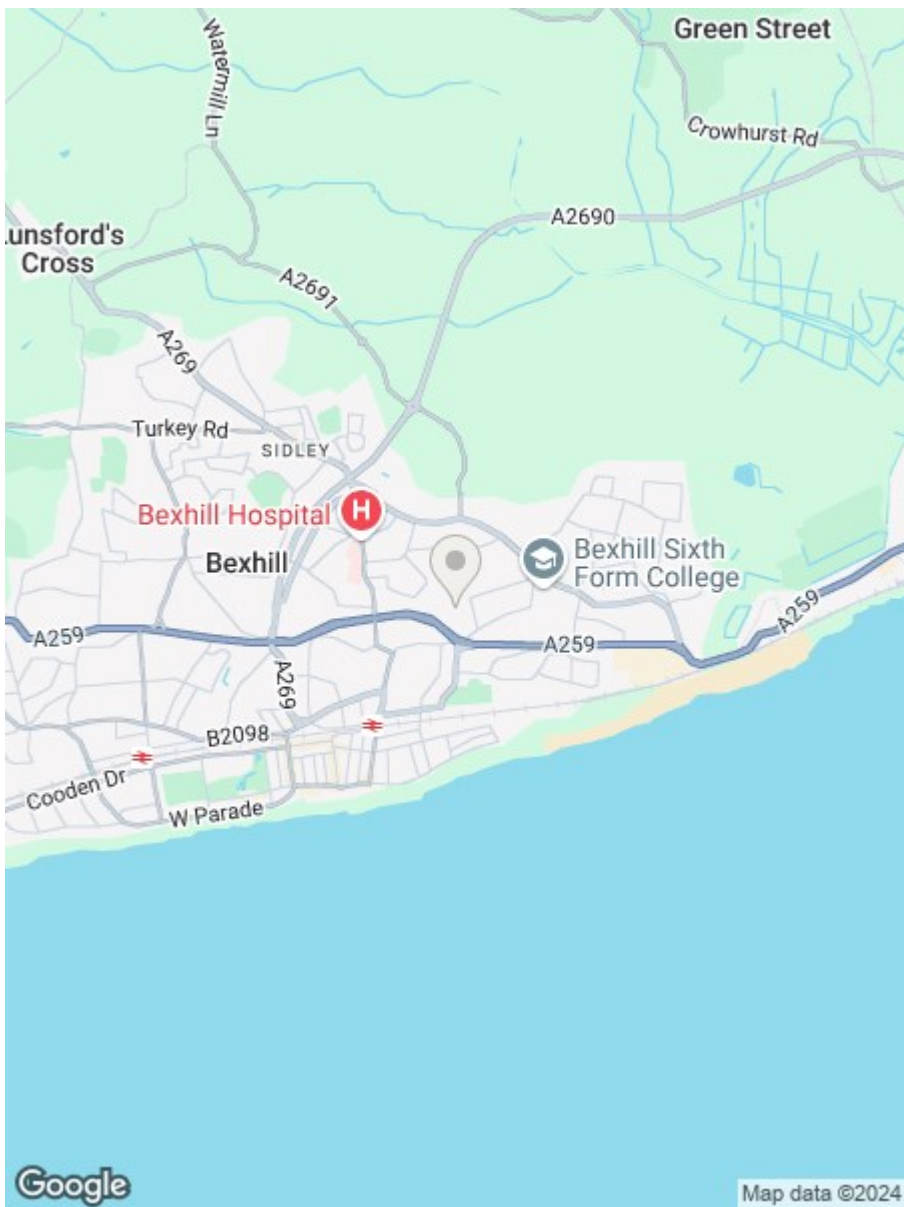


TOP FLOOR
895 sq.ft. (83.2 sq.m.) approx.



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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