

**RUSH
WITT &
WILSON**



**7 Devonshire House, 1 Devonshire Road, Bexhill On Sea, East Sussex TN40
1AH**

Guide Price £180,000

A beautifully presented second floor two bedroom apartment with lift access, situated in the heart of the town centre offering fantastic convenience to all the local shopping facilities, services, mainline rail services to London. Comprising two double bedrooms, large living/dining room, modern fitted kitchen and bathroom suite. Other internal benefits include newly installed gas central heating system, newly installed fire doors throughout and double glazed windows and doors. Viewing comes highly recommended by RWW Bexhill. Council Tax Band B.



Communal Entrance Hall

With communal entrance hallway, with entryphone system, stairs or lift to the second floor.

measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Private Entrance Hall

With entrance door, hanging space for coats, electrical consumer unit, window offering borrowed light for the living room.

Living/Dining Room

18'8" x 10'8" (5.70m x 3.27m)

Double glazed windows to the front elevation, double radiator.

Kitchen

12'5" x 8'10" (3.80m x 2.71m)

Double glazed window to the side elevation, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktop surfaces, one and bowl sink with drainer and mixer tap, integrated electric oven with four ring electric hob, space and plumbing for washing machine, space for free standing fridge and freezer, double radiator, tiled splashback and tiled flooring.

Bedroom One

15'6" x 10'3" (4.74m x 3.13m)

Double glazed window to the side elevation, double radiator.

Bedroom Two

10'9" x 8'5" (3.30m x 2.59m)

Double glazed window to the side elevation, double radiator.

Bathroom

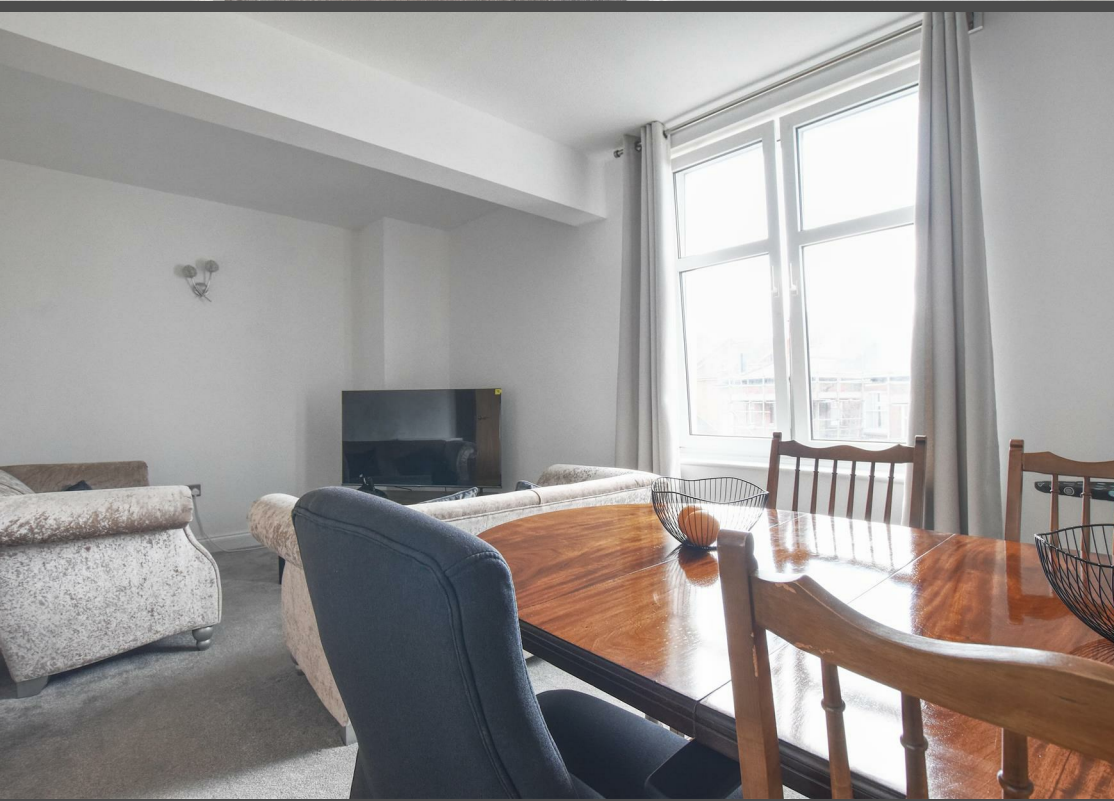
Suite comprising panelled bath with chrome controls and hand/shower attachment and additional eclectic wall mounted power shower with chrome shower controls and hand/shower attachment, wc with low level flush, pedestal mounted wash hand basin, tiled splashback, part tiled walls, radiator.

Lease And Maintenance

124 years remaining, leasehold, service charges, approx. £2000 pa. which includes water bills and buildings insurance

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that

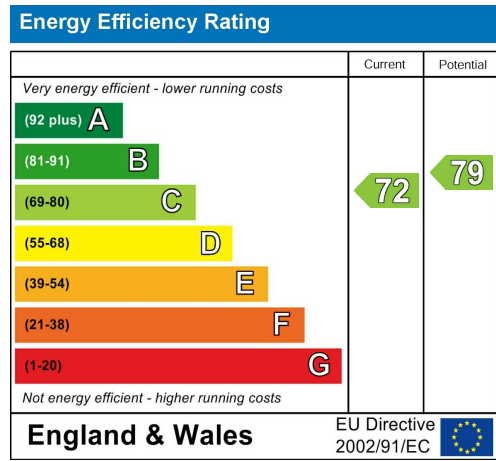
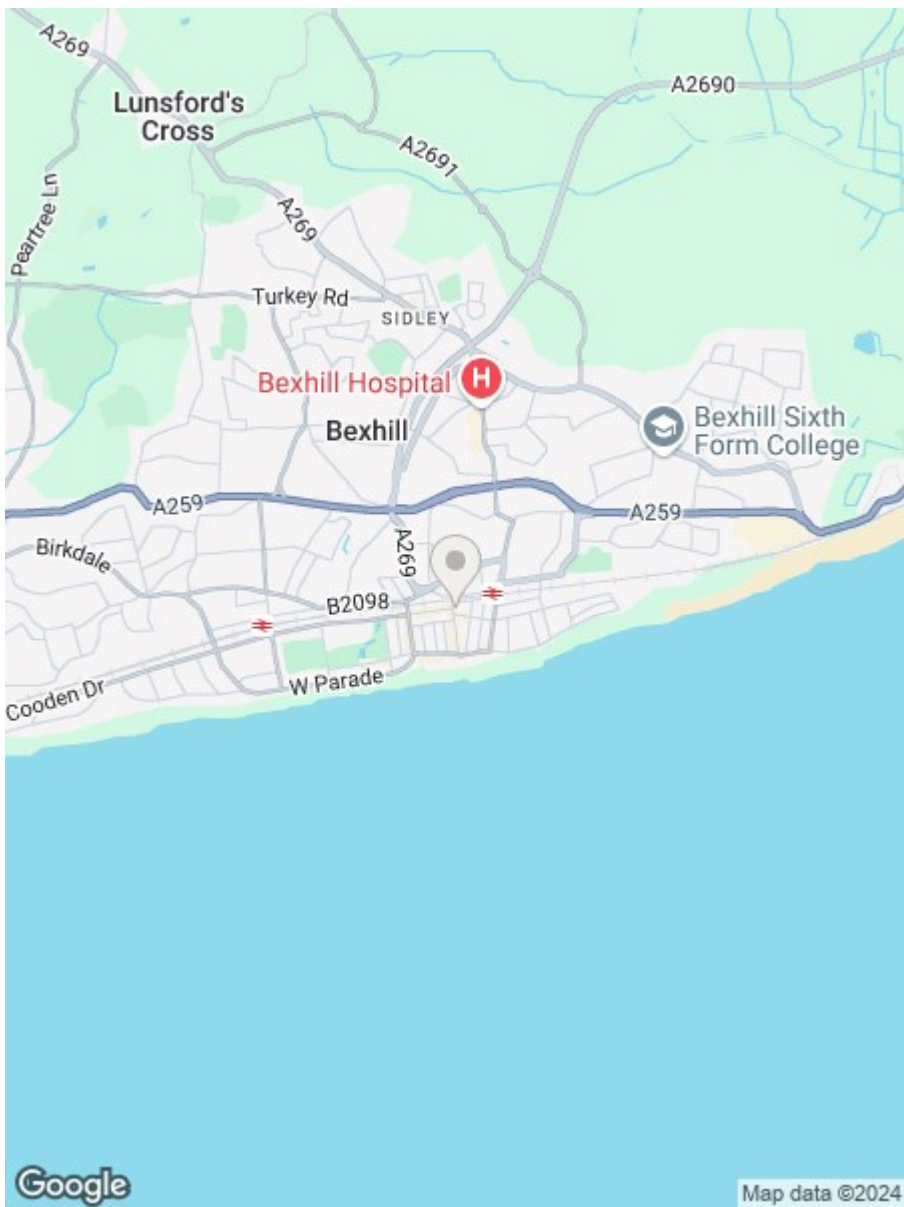




TOTAL APPROX. FLOOR AREA 666 SQ.FT. (61.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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