

**RUSH
WITT &
WILSON**



**2b Woodville Road, Bexhill-On-Sea, East Sussex TN39 3EU
£155,000**

A beautifully presented modernised one bedroom first floor flat with its own off road parking space to the rear of the property. Open plan kitchen/living room and bathroom, gas central heating system and double glazed windows. Situated in close proximity of Bexhill seafront and Bexhill Town Centre. Viewing comes highly recommended by RWW sole agents. Council Tax Band A.



Communal Entrance Hallway

With stairs to the first floor.

Private Entrance Hall**Entrance Door****Bedroom**

10'11" x 8'7" (3.35m x 2.63m)

Window to the rear elevation and westerly facing with double radiator.

Open Plan Kitchen/Living Room

13'6" x 13'2" (4.14m x 4.03m)

Two windows overlook the rear elevation, double radiator, original fireplace, storage cupboard. Modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, plumbing for washing machine, integrated oven and grill with electric hob, extractor canopy and light, brush stainless steel splashback.

Bathroom

Modern suite comprising panelled bath with hand shower attachment and shower screen, w.c. with low level flush, wall mounted wash hand basin with vanity unit beneath, heated chrome towel rail, tiled splashbacks, obscure glass window to the side elevation.

Outside**Off Road Parking Space**

This is allocated to the rear of the property in the middle.

Lease & Service Charge Details

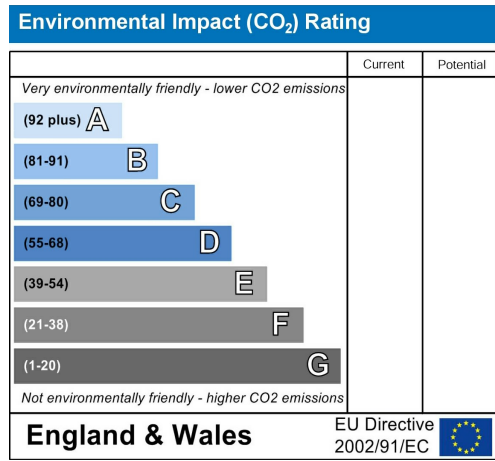
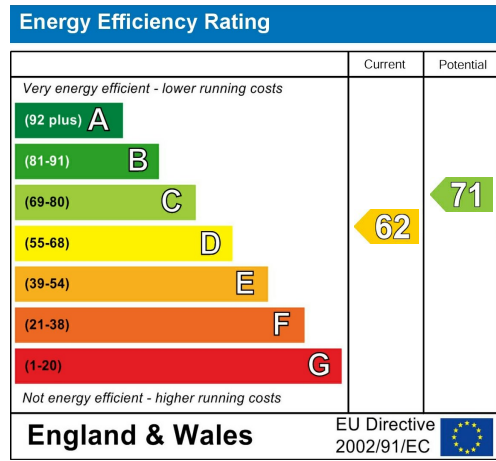
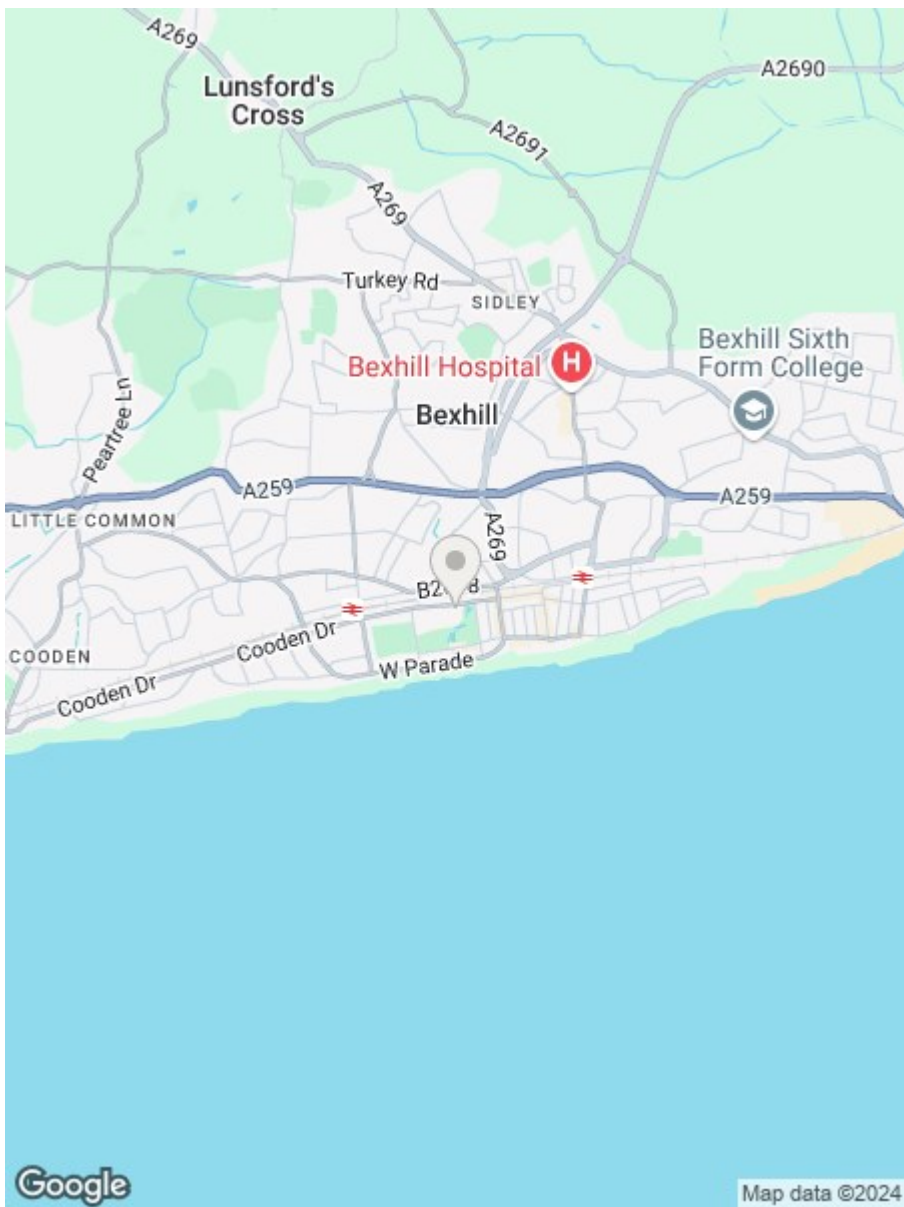
Approx. 148 Years remaining on lease, ground rent £50 per annum, service charges as and when required.

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.







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