

**RUSH  
WITT &  
WILSON**



**St James Heights Paradise Walk, Bexhill-On-Sea, East Sussex TN40 2LG  
£179,000**

**This modern purpose built fourth floor flat comprises one double bedroom, open plan style lounge/kitchen/diner and bathroom. Other benefits to the property include electric underfloor heating, lift, double glazed windows throughout, allocated parking space. Ideally located in this popular block, viewing comes highly recommended by the vendors chosen sole agents at RWW Bexhill.**



**Communal Entrance Hallway**

With stairs and lift leading to the fourth floor.

**Private Entrance Hallway**

Entrance door, under floor heating, storage cupboard with hanging space and shelving, cupboard housing the hot water cylinder.

**Kitchen/Living Area**

21'11" x 15'7" (6.70 x 4.75)

Comprising feature arch double glazed window to the side elevation with beautiful distant views, under floor heating, modern fitted kitchen with 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 and grill with four ring electric hob with extractor canopy above, integrated fridge and freezer, space and plumbing for washing machine, tiled splashbacks, Velux window to the side elevation with beautiful distant views.

**Bedroom One**

15'5" x 10'3" (4.70 x 3.13)

Double glazed arched feature window to the side elevation with distant view, underfloor heating system, walk in cupboard.

**Bathroom**

Double glazed Velux window to the side elevation, panelled bath with chrome controls and additional chrome shower attachment, showerhead, walk in shower cubicle with chrome controls, chrome wall mounted showerhead and additional rain effect showerhead, wc with low level flush, floating wash hand basin with mixer tap, part tiled walls.

**Allocated Parking Space****Lease And Maintenance**

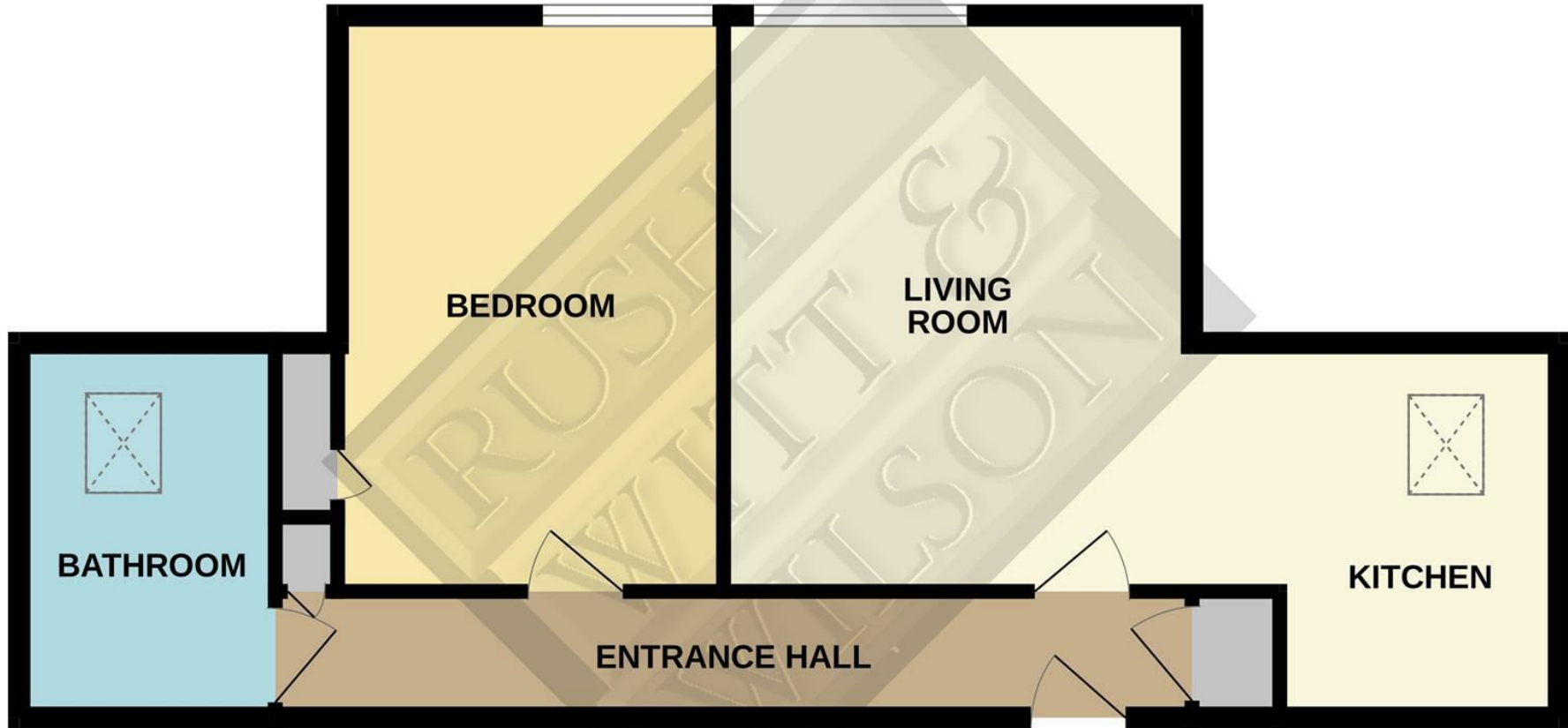
109 years remaining on the lease, ground rent is approx £500 per annum and maintenance approx £1800 per annum.

**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.



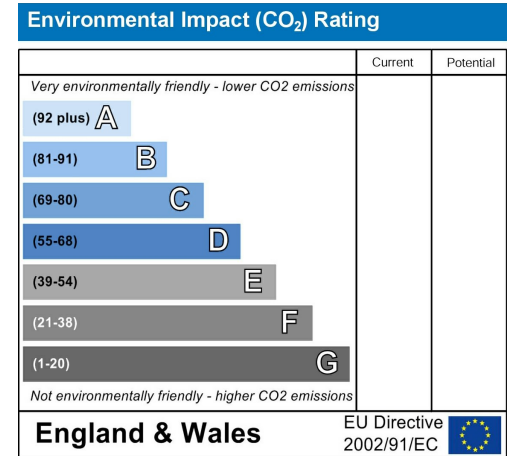
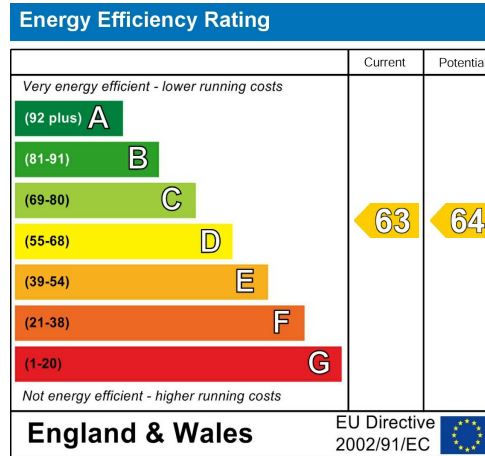
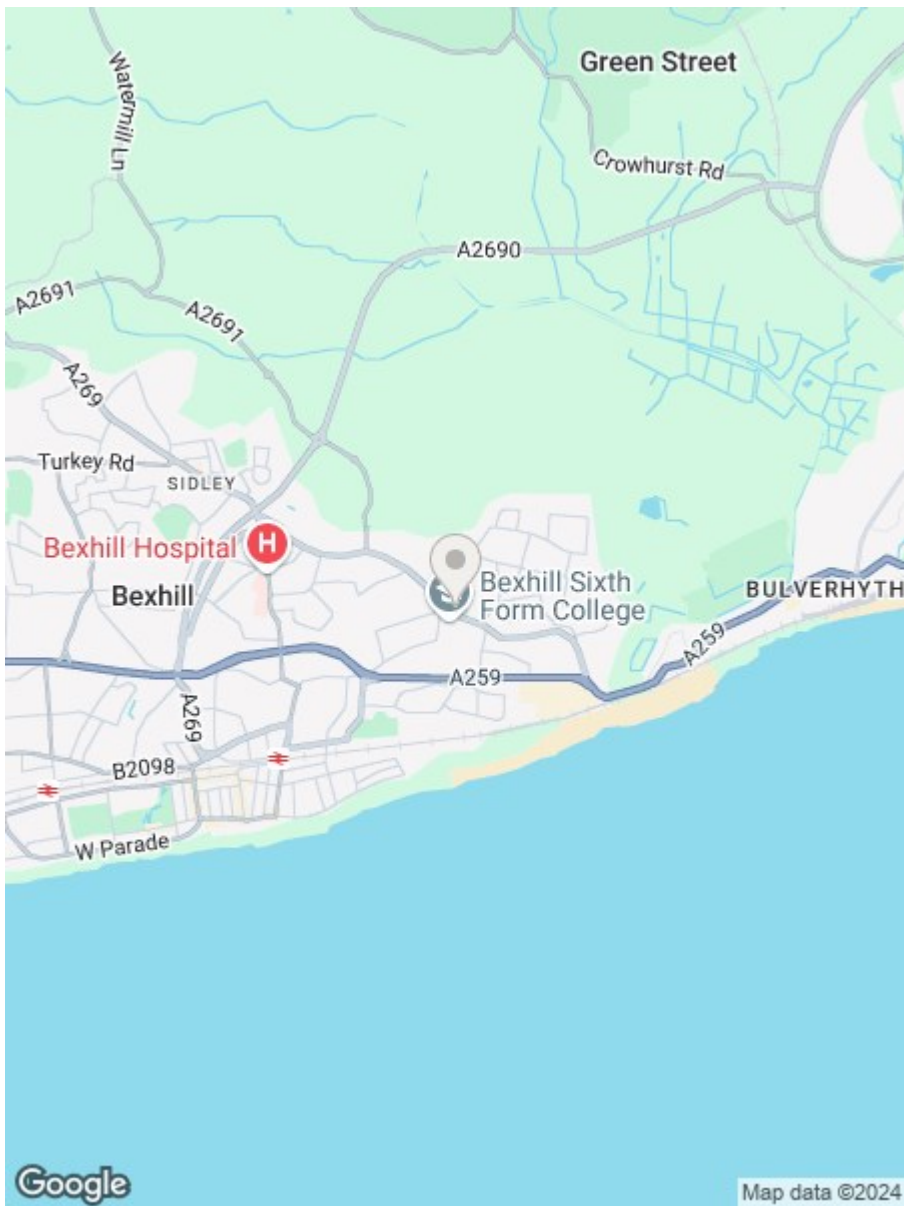
FOURTH FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.5 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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