

**RUSH  
WITT &  
WILSON**



**6 Maberley Road, Bexhill-On-Sea, East Sussex TN40 2DB  
Offers In The Region Of £190,000**



**A stunning two double bedroom ground floor flat with gas central heating system, double glazed windows and doors, private entrance, beautiful presented by the current vendors, communal gardens, modern kitchen with solid wood block worktops, modern bathroom suite, bright and spacious through out and pets allowed. Viewing comes highly recommended by RWW sole agents. Council Tax Band A.**



**Entrance Hallway**

With entrance door, double radiator, built in meters cupboard.

**Living Room**

13'0" x 11'11" (3.97 x 3.65)

Window to the front elevation, double radiator, feature fireplace.

**Kitchen**

13'7" x 7'7" (4.15 x 2.33)

Window to the rear and side elevation, door leads to the rear garden with direct access to patio area, modern fitted kitchen comprising a range of base and wall units with solid wood block worktops, inset circular wash hand basin with mixer tap, plumbing for dishwasher or washing machine, space for tumble dryer, space for fridge/freezer, space for cooker, tiled splashbacks, extractor canopy with light, built in larder cupboard housing the gas central heating and domestic hot water boiler.

**Bedroom One**

11'9" x 11'0" (3.59 x 3.36)

Window to the rear elevation, single radiator.

**Bedroom Two**

9'6" x 8'6" (2.91 x 2.61)

Window overlooks the rear elevation onto the rear gardens, single radiator.

**Bathroom**

Modern suite comprising panelled bath with shower screen, chrome controls, hand/shower attachment, rainfall showerhead, wc with low level flush, wall mounted wash hand basin with vanity unit beneath, aquelisa splashbacks, obscured glass windows to the side elevation, chrome heated towel rail.

**Outside**

**Front Communal Gardens**

Mainly laid to lawn.

**Rear Communal Gardens**

Side access, mainly laid to lawn, all enclosed with fencing to all sides, seating area for table and chairs adjoining the rear of the property accessed via the kitchen.

**Service Charges and Lease Details**

Maintenance £500 every six months, approx. 938 years remaining on the lease.

**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





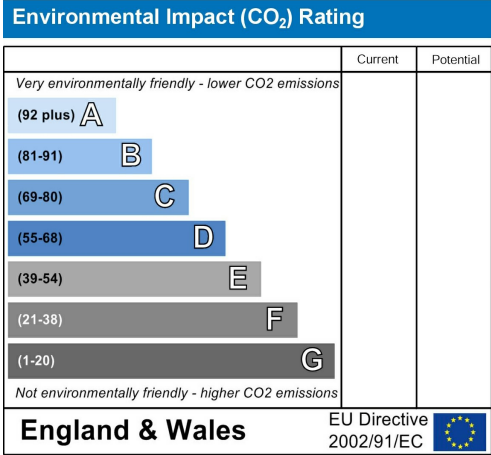
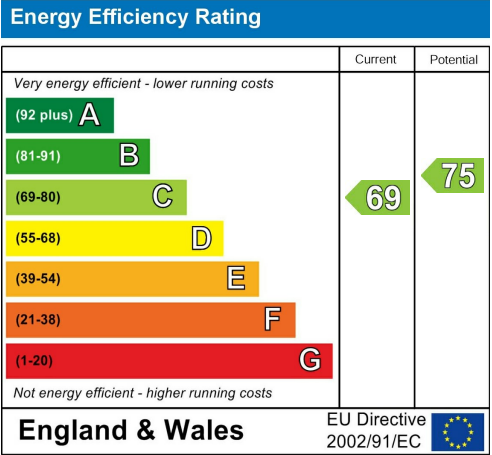
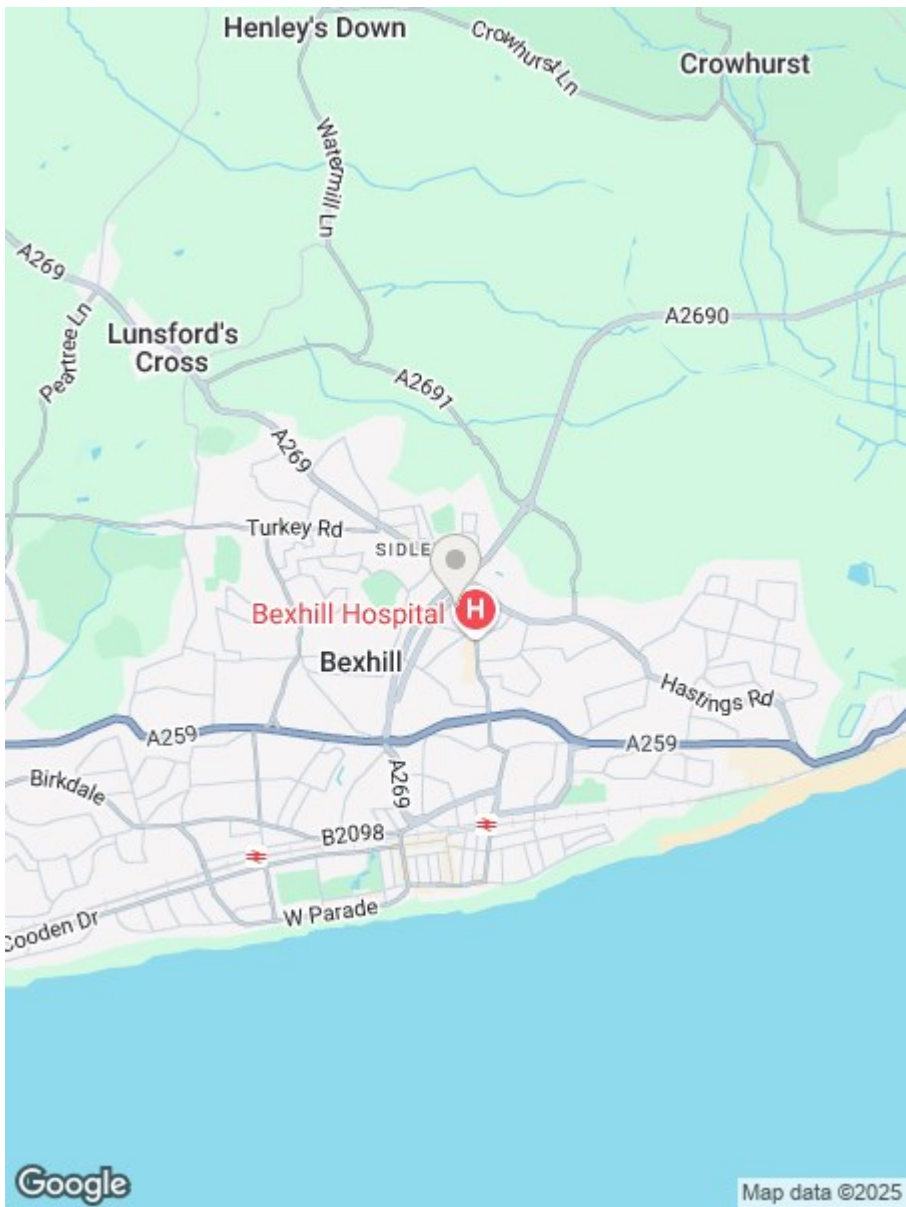
GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 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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**Residential Estate Agents  
Lettings & Property Management**



**3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**