

**RUSH
WITT &
WILSON**



**Flat 23, Charters Towers Hastings Road, Bexhill-On-Sea, East Sussex TN40 2LY
£249,950**

A beautifully presented two bedroom purpose built ground floor flat presented to an exceptional standard by the current vendor having undergone extensive modernisation and refurbishment over the years (see additional Information for full list of exceptional works). Features include a beautiful en-suite to the master bedroom and additional bathroom, beautiful modern kitchen/breakfast room, gas central heating system, double glazed windows and doors, allocated parking space, mature attractive communal gardens with south facing aspect, VACANT POSSESSION, viewing comes highly recommended by Rush Witt & Wilson sole agents. Council Tax Band C.



Additional Information

Share of freehold, 999 year lease (to 2988), accessible ground floor 2 bedroomed flat, nearby/adjacent dedicated parking space, plus visitor parking, affordable and well managed service charge; currently £1,360 per annum, well maintained and attractive gardens, recent (2021) refurbishment throughout; £50k spent, including: Fully redecorated throughout; lounge, bedrooms, bathrooms, kitchen, corridor
New fitted kitchen including integrated appliances (washing machine, tumble dryer, Bosch oven and hob, fridge freezer, dishwasher), ceiling, tiled flooring, window, lighting, tiling, storage cupboards
New bathroom; bath, toilet, sink, vanity unit, tiled flooring, extractor fan, wall tiling, heated illuminated mirror), full height towel rail
New ceiling and lighting in corridor
New spacious en-suite shower room; shower, toilet, sink, vanity unit, tiled flooring, extractor fan, heated/illuminated mirror), wall tiling, full height towel rail
New window in lounge
All new internal doors throughout
New carpets throughout
New fitted wooden venetian/fabric roller blinds to all windows
New electric circuit board, water pump for power showers, etc
New gas boiler (2018, under warranty until 2028)
New individual thermostat controllers for radiators
New boiler controller
New electric sockets throughout including USB charging points
Low maintenance, council tax band C, EPC B (pending), economic for heating and hot water from Worcester Bosch Greenstar High Efficiency Condensing Boiler

Communal Entrance Hallway

Situated on the ground floor with entryphone system.

Private Entrance Hall

Entryphone hand set, single radiator, built-in airing cupboard providing hot water cylinder and slatted shelving.

Living Room

18'3" x 12'11" (5.57m x 3.96m)
Window overlooks the front southerly elevation with views over the beautiful communal gardens, double radiator.

Kitchen/Breakfast Room

11'6" x 7'7" (3.53m x 2.33m)
Window to the front elevation,. Modern fitted kitchen comprising a range of base and wall units, straight edge worktops, one and a half bowl single drainer sink unit with mixer tap, integrated dishwasher, integrated washing machine, wall mounted gas central heating and domestic hot water boiler, single radiator, tiled splashbacks, integrated oven and grill, built-in fridge/freezer, induction hob with extractor canopy and light and windows to the front southerly elevation which overlooks the beautifully kept communal gardens.

Bedroom One

13'5" x 13'4" (4.11m x 4.07m)
Window to the rear elevation, single radiator.

En-Suite

Modern suite comprising walk-in double width shower with rainfall shower head, chrome hand shower attachment controls with glass screen, w.c. with low level flush, wall mounted wash hand basin with vanity drawers beneath, floor tiling and partly tiled walls, chrome heated towel rail, wall mounted contemporary mirror and light touch screen.

Bedroom Two

10'2" x 6'6" (3.10m x 1.99m)
Window to the front elevation, single radiator.

Family Bathroom

Modern suite comprising panelled bath with hand shower attachment in chrome with controls and fixing, shower screen, w.c. with concealed cistern, wall mounted wash hand basin with vanity drawers beneath, half height wall tiling and splashbacks with matching tiled floor, chrome heated towel rail and electric shaver point and wall mounted mirror and light touch ring.

Outside

Allocated Parking Space

Communal Gardens

Beautiful communal gardens to the front and the rear which are mainly laid to lawn with a whole host of shrubbery, hedging, plants and trees and various kinds giving a very pleasant aspect and outlook.

Lease & Maintenance

Share of Freehold, approximately 999 year lease, service charge £1360 PA.

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.

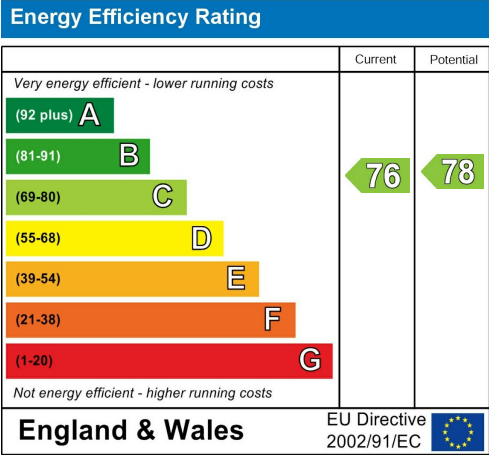
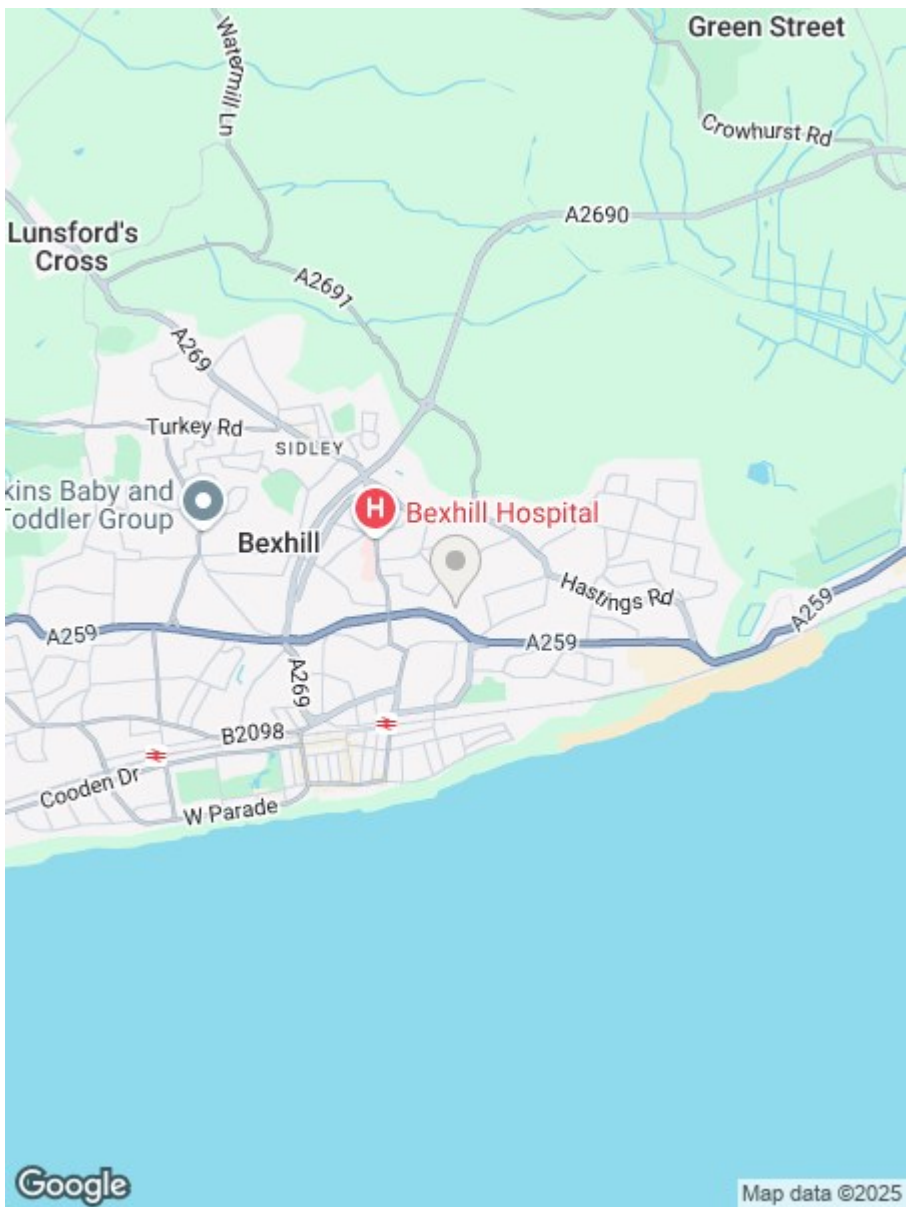


GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 666 sq.ft. (61.9 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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