

**RUSH  
WITT &  
WILSON**



**13a Rotherfield Avenue, Bexhill-On-Sea, East Sussex TN40 1SY**  
**£309,000**



**A beautiful large two bedroom ground floor garden apartment situated in a town centre location and comes in very close walking distance to local amenities, Bexhill train station offering direct links to London Victoria and Ashford International, Bexhill town centre and Bexhill seafront. Offering bright and spacious accommodation throughout, the property comprises two double bedrooms, sitting room, two shower rooms, large kitchen/dining room. Other internal benefits include gas central heating to radiators, double glazed windows and doors throughout. Externally the property boasts a beautifully established private rear garden. Viewings come highly recommended by Rush Witt & Wilson sole agents Bexhill.**



**Entrance Porch**

Obscure double glazed front door, double glazed window to the front.

**Entrance Hallway**

Glazed panelled entrance door, radiator, understairs storage space with an additional large storage cupboard, doors off to the following:

**Bedroom One**

16'11 x 16'2 (5.16m x 4.93m)  
Double glazed bay fronted windows to the front elevation, double radiator, door through to:

**En-Suite Shower Room**

Modern suite comprising low level wc, wash hand basin with mixer tap, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment, chrome shower head, obscure double glazed window to the side elevation.

**Sitting Room**

15'5 x 12'1 (4.70m x 3.68m)  
Double glazed windows and double glazed glass panel door with views and access onto the private rear garden, double radiator.

**Inner Hallway**

**Bedroom Two**

10'5 x 8'9 (3.18m x 2.67m)  
Double glazed window to the side elevation, radiator, built in storage cupboards.

**Shower Room**

A modern suite comprising low level wc, vanity unit with wash hand basin and mixer tap, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and shower head, shower seat, chrome heated towel rail, part tiled walls, obscure double glazed window to the side elevation.

**Kitchen/Dining Room**

18'10 x 11'10 (5.74m x 3.61m)  
Dual aspect with windows to the side and rear elevations, obscure glass panelled door with access to the side elevation, two double radiator. A modern fitted kitchen with a range of matching wall and base level units with straight

edge wood worktop surfaces, one and a half bowl sink with side drainer and mixer tap, integrated electric oven with four ring electric hob and extractor canopy above.

**Outside**

**Rear Garden**

The private rear garden is mainly laid to lawn and beautifully established with plants, shrubs and small trees of various kinds, timber framed storage shed, enclosed to all sides with fencing and brick walls., patio area suitable for alfresco dining and entertaining, side access.

**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.

Council Tax Band – B





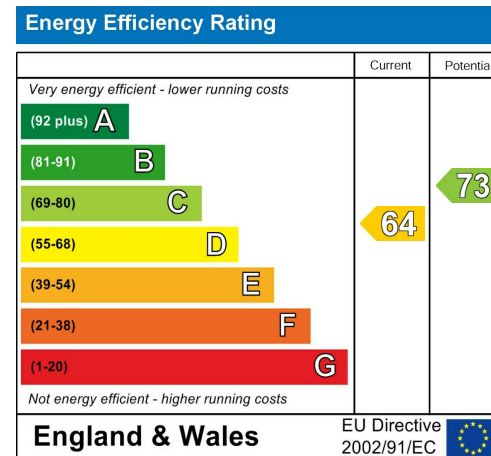
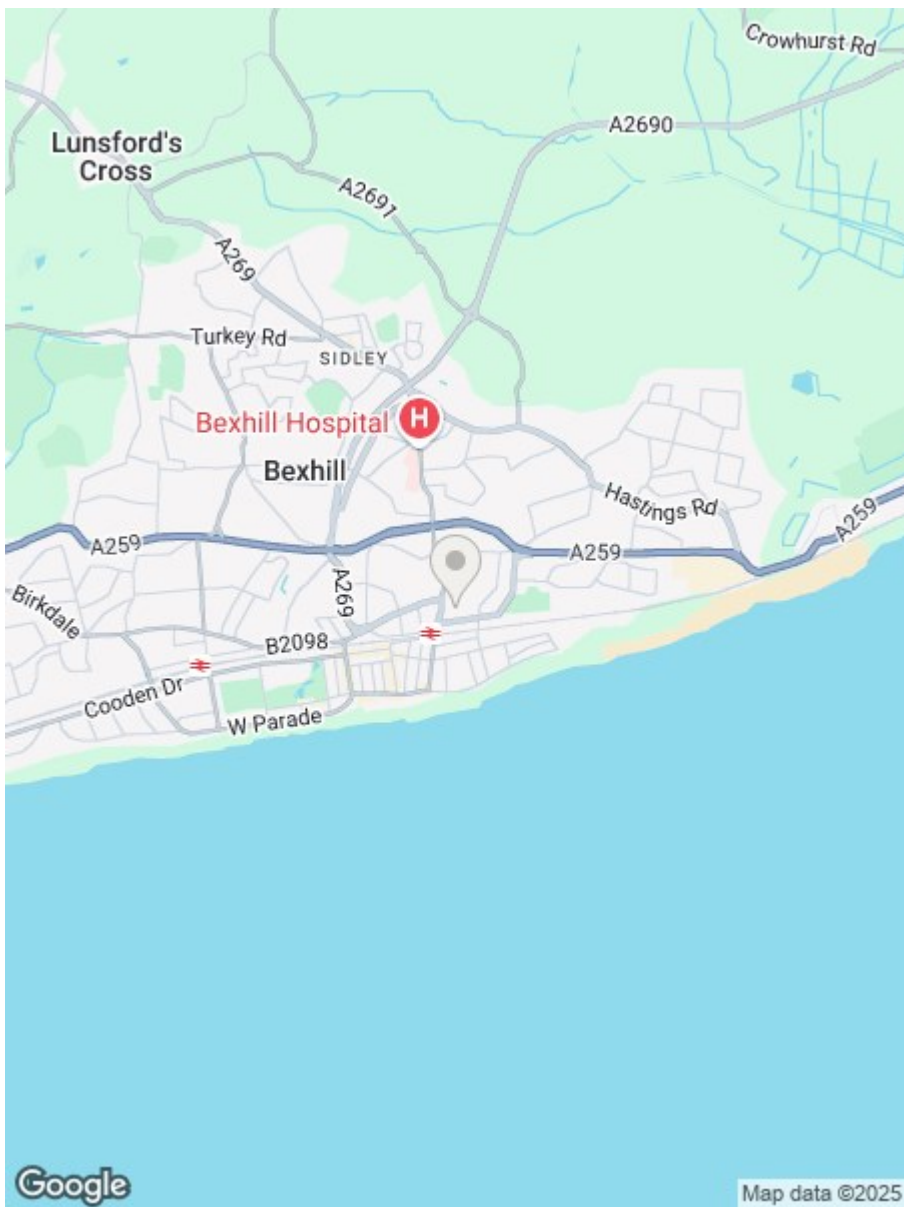


GROUND FLOOR  
940 sq.ft. (87.3 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 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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