

**RUSH
WITT &
WILSON**



**Flat 6, 6 Middlesex Road, Bexhill-On-Sea, East Sussex TN40 1LP
£210,000 Leasehold**

A beautifully presented two bedroom second floor apartment situated in a sought after residential location of Bexhill, being within a very close proximity to Bexhill Town Centre, Bexhill seafront and Bexhill train station which offers direct links to London Victoria and Ashford International. Offering bright and spacious accommodation throughout, the property comprises, large living room, two double bedrooms, fitted kitchen, modern bathroom suite. Other internal benefits include double glazed windows and doors, modern eco-friendly electric heating system. Viewings come highly recommended by Rush Witt & Wilson sole agents.



Communal Entrance Hallway

Stairs rising to the second floor, door through to:

None of the services or appliances mentioned in these sale particulars have been tested.

Private Entrance Hallway

Entrance door, entry phone system, electric radiator, two large storage cupboards.

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.

Living Room

15'9 x 14'10 (4.80m x 4.52m)

Double glazed windows to the side elevation, two electric radiators.

Council Tax Band – A

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

Kitchen

15'1 x 5'8 (4.60m x 1.73m)

Fitted kitchen with a range of matching wall and base level units, straight edge worktop surface, integrated electric oven, four ring electric hob, sink with side drainer and mixer tap, space for under counter fridge or freezer, space and plumbing for dishwasher, space and plumbing for washing machine, space for free standing American style fridge/freezer, velux window to the side elevation.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

Bedroom One

16'4 x 12'6 (4.98m x 3.81m)

Dual aspect with double glazed windows to the front and side elevations, built in wardrobe cupboard with hanging space and shelving, two electric radiators.

Bedroom Two

12'4 x 9'4 (3.76m x 2.84m)

Double glazed windows to the side elevation, electric radiator.

Bathroom

A modern suite comprising low level wc, pedestal wash hand basin, panel enclosed bath with chrome mixer tap, electric wall mounted shower with chrome shower attachment and chrome showerhead, heated towel rail, extractor fan, part tiled walls.

Tenure

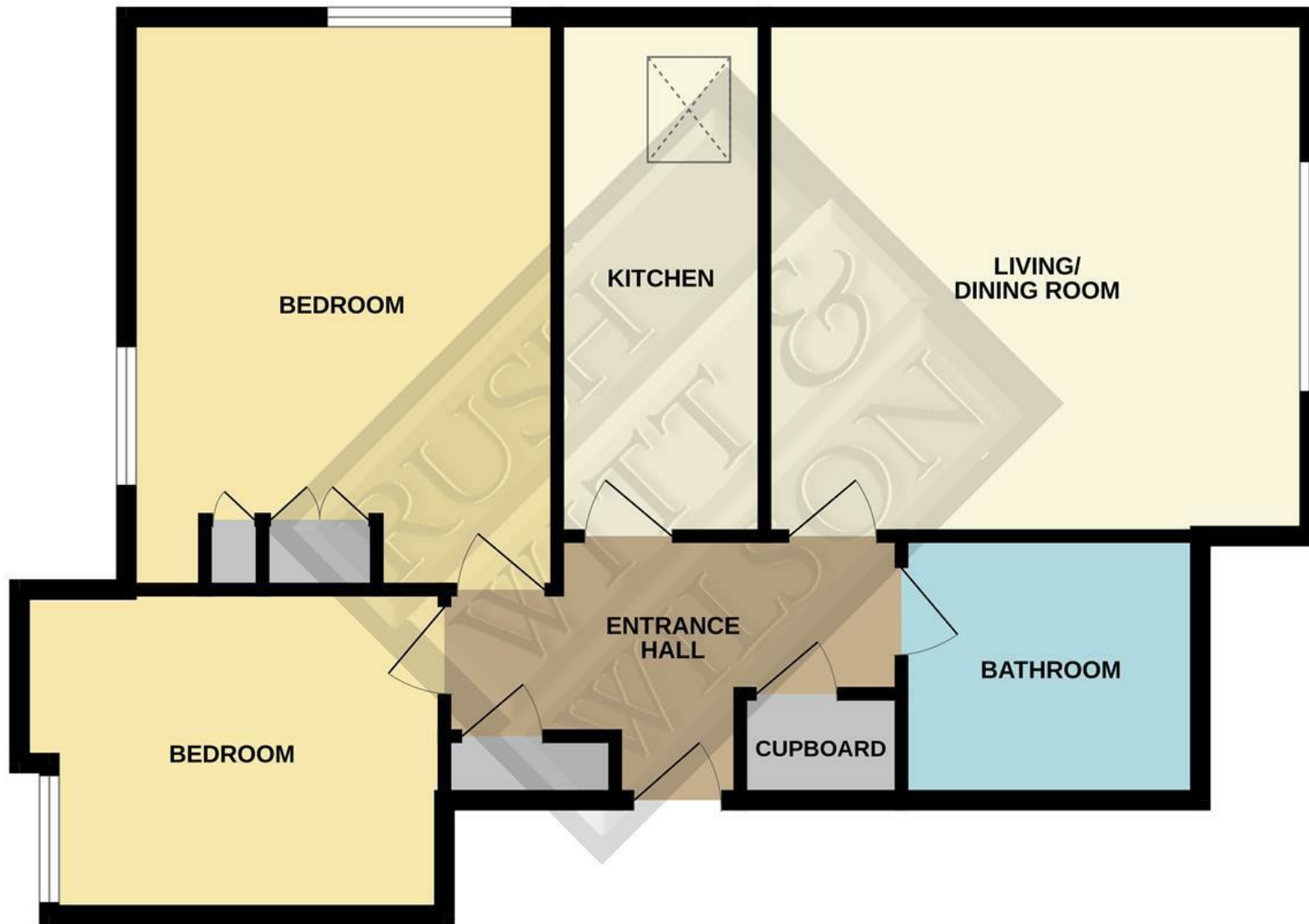
Lease & Maintnance

There are 115 years remaining on the lease and we have been advised by the vendor that the service charge is approximately £60 pcm, this includes the ground rent.

Agents Note

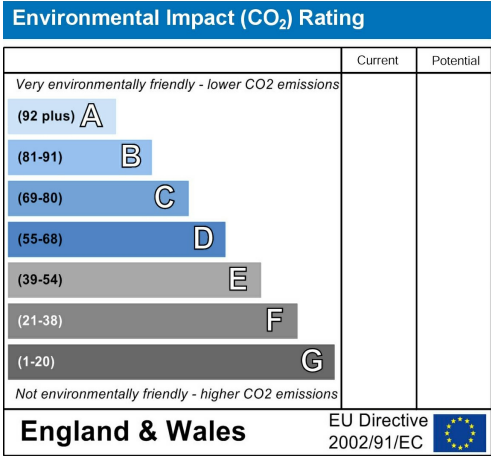
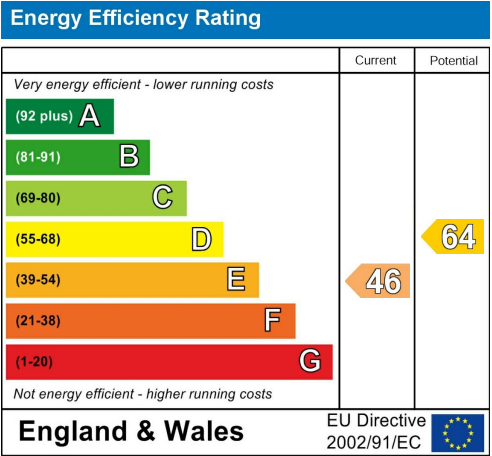
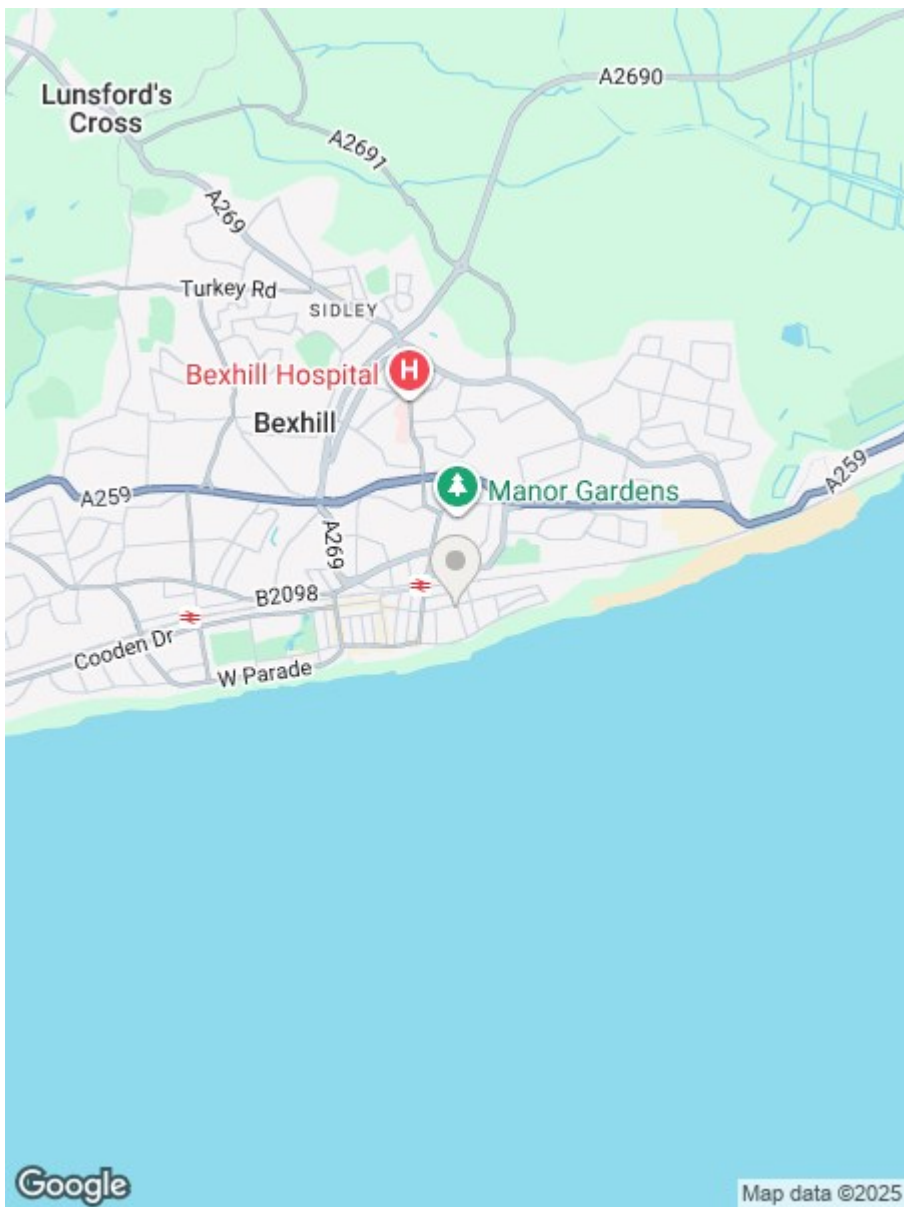


2ND FLOOR
793 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.6 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.
Made with Metropix ©2025



**RUSH
WITT &
WILSON**

**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**