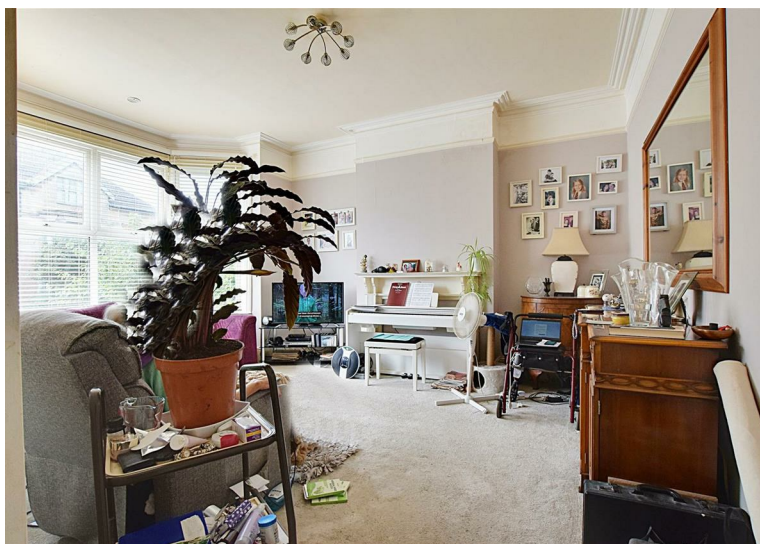


**RUSH
WITT &
WILSON**



48b Amherst Road, Bexhill-On-Sea, East Sussex TN40 1QW
£240,000 Leasehold

Bright and spacious one/two bedroom ground floor apartment situated within very short walking distance to Bexhill town centre with its wide range of amenities and Bexhill train station which offers direct links to London, Victoria and Ashford International and Bexhill seafront. Internally the property comprises a large entrance hallway, dining hall/living area, two double bedrooms, modern fitted kitchen, modern shower room suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts a private low maintenance rear garden, viewing comes highly recommended by Rush Witt & Wilson, Bexhill.



Communal Entrance Hallway

Leading to:

Private Entrance Hall

Entrance door and double glazed bay window to the front elevation, double radiator.

Living Room/Bedroom One

17'3 x 13'10 (5.26m x 4.22m)

Double glazed bay window to the front elevation, double radiator.

Dining Hall

13'8 x 12'4 (4.17m x 3.76m)

Double glazed French doors giving access onto the private rear garden, radiator, ample storage space with fitted cupboard/shelving space.

Kitchen

11'10 x 9'5 (3.61m x 2.87m)

Modern fitted kitchen with a range of matching wall and base level units, laminate straight edge worktop surfaces, sink with drainer and mixer tap. Integrated electric oven, tiled splashbacks, four ring electric hob, space for free standing fridge and freezer, space and plumbing for washing machine and dishwasher, windows to both side elevations.

Shower Room

Modern suite comprising WC with low level flush, vanity unit, wash hand basin and mixer tap, walk-in shower cubicle with chrome wall mounted shower controls, attachment and shower head with an additional rain effect shower head. Dual aspect obscured double glazed windows to both elevations, double radiator, additional chrome heated towel rail, tiled walls.

Bedroom Two

15'11 x 14'2 (4.85m x 4.32m)

Double radiator, double glazed windows and doors overlooking and giving access onto a private rear garden.

Outside

Private Rear Garden

This is laid to with a patio area and suitable for alfresco dining and raised turfed area.

Services & Maintenance

The Lease term is 999 years from March 1968 and we have been advised that maintenance costs are as and when they come up.

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 – A

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

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

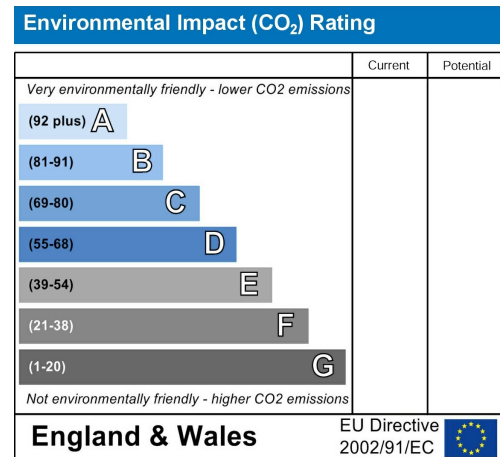
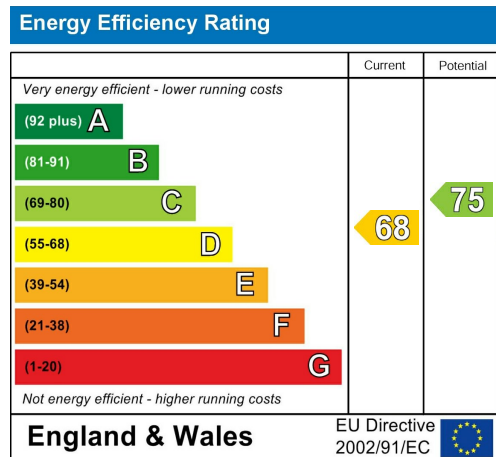
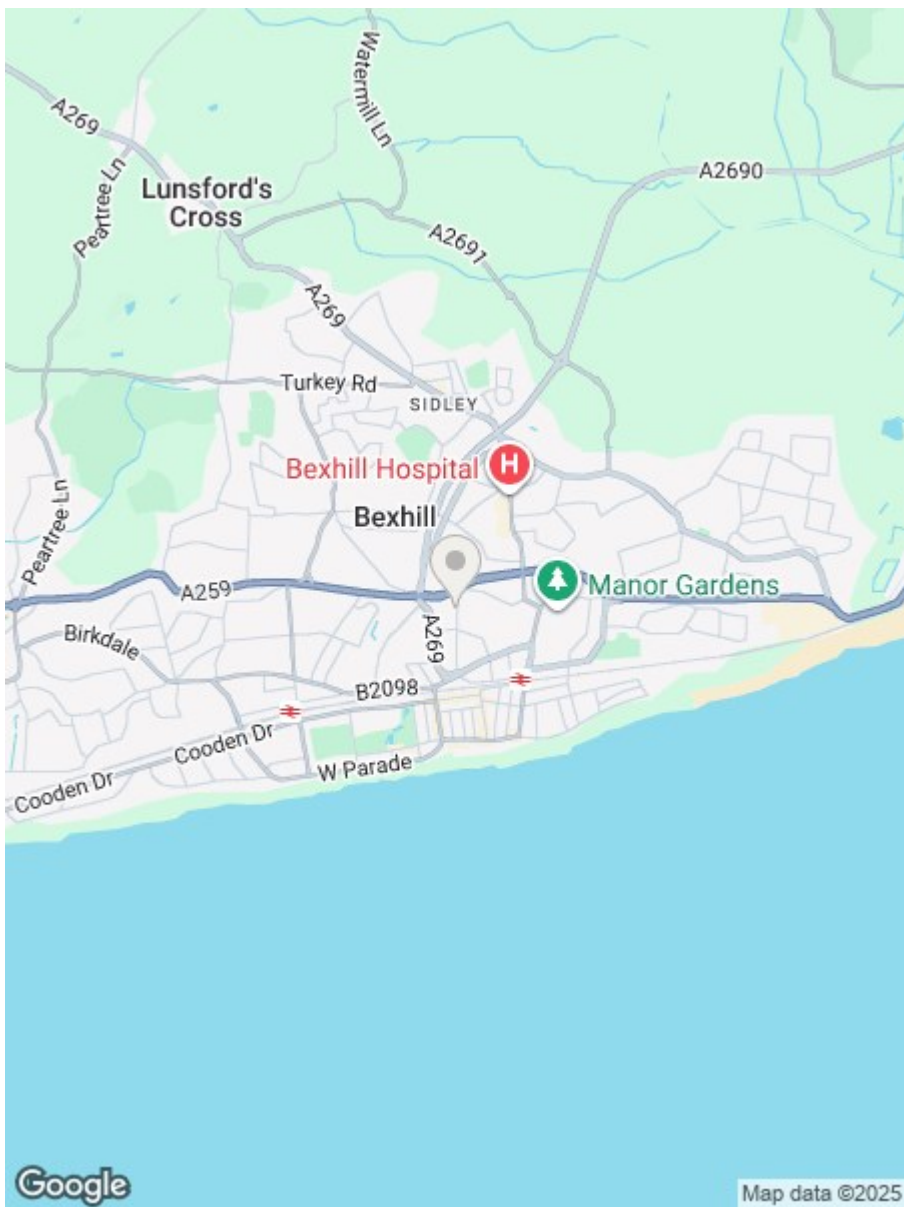


GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.6 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**