

**RUSH
WITT &
WILSON**



**Flat 3, 29 Amherst Road, Bexhill-On-Sea, East Sussex TN40 1QH
£134,950 Share of Freehold**

Recently subjected to extensive refurbishment & nearing completion, this beautifully refurbished one bedroom first floor flat conversion, with newly fitted kitchen and appliances, comes with share of freehold, new 125 year lease on completion, double glazed windows and doors, off road parking space to the rear, gas central heating domestic hot water boiler. Viewings come highly recommended by Rush Witt & Wilson.



Communal Entrance Hallway
Stairs rising to the first floor.

Private Entrance Hall

Open Plan Kitchen/Living Room
16'3 x 13'0 (4.95m x 3.96m)
Window to the rear elevation, double radiator, built in cupboard with newly fitted gas central heating boiler. The kitchen area comprises a range of base and wall units with laminate worktops, single sink with side drainer with mixer tap, electric hob with extractor canopy and light above, oven and grill beneath, tiled splashbacks.

Bedroom One
12'6 x 8'11 (3.81m x 2.72m)
Window to the rear elevation, double radiator.

Shower Room
Suite comprising low level wc, pedestal wash hand basin, double radiator, walk in shower cubicle with chrome controls, rainfall shower head, hand shower attachment, plumbing for washing machine, obscure glass window to the side elevation.

Outside

Off Road Parking
One allocated parking space, situated to the rear of the property.

Tenure

Lease & Service Charge
The property comes with 1/3 Share of Freehold, new 125 year lease, the Service Charge is as and when required, new 125 year lease on completion.

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.

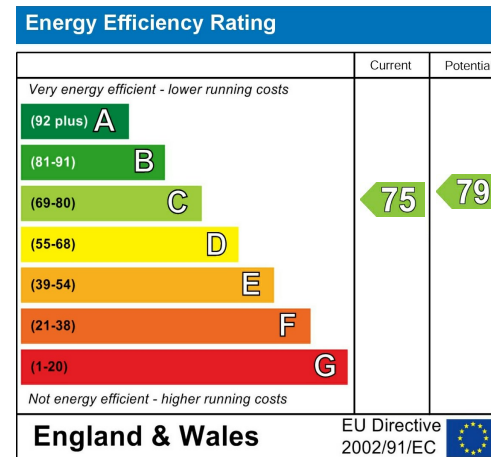
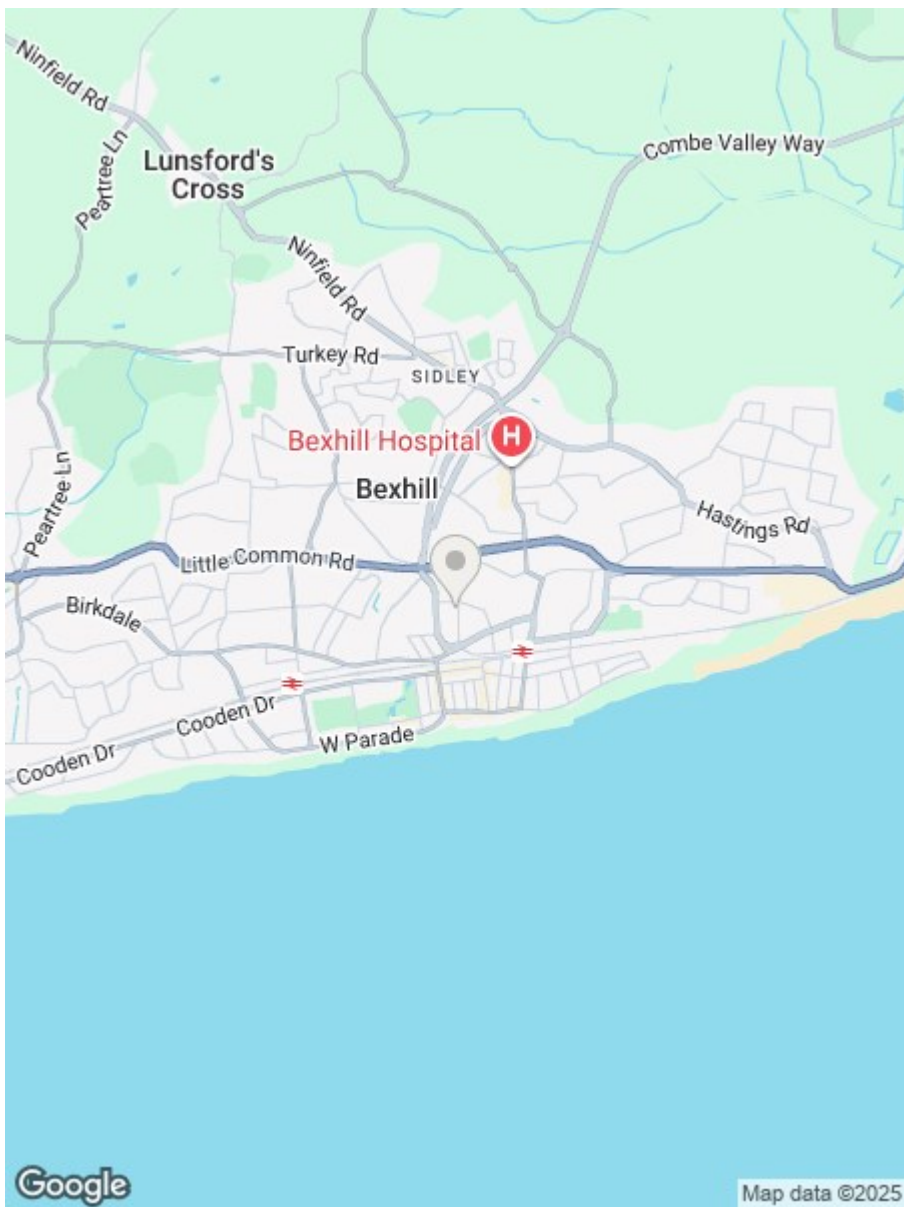


1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 362 sq.ft. (33.6 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.
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