

RUSH  
WITT &  
WILSON



**Ground Floor Flat, 47 Sea Road, Bexhill-On-Sea, East Sussex TN40 1JJ  
£280,000 Freehold**

**Spacious two-bedroom ground floor flat with accommodation comprising of a dining hall, kitchen, living room, conservatory, garden studio, bathroom and separate cloakroom. Further benefits include the freehold of the building, Worcester boiler hot water system, gas fire, electric storage radiators, double glazed windows and no onward chain. The property is ideally located close to Bexhill town centre, railway station and seafront and externally there are front and rear gardens, off road parking and viewing comes highly recommended by Rush Witt & Wilson, sole agents.**



**Entrance Porch**

Entrance door, storage cupboard, windows to the front elevation.

**Dining Hallway**

14'3 x 10'6 (4.34m x 3.20m)

Obscured glass windows to the side elevation, extensive book shelving, electric storage radiator.

**Living Room**

17'10 x 15'1 (5.44m x 4.60m)

Bay window to the front elevation, electric storage radiator, beautiful ornate stone fireplace with real living flame gas fire.

**Kitchen**

11'2 x 9'5 (3.40m x 2.87m)

Window to the side elevation, wall mounted Worcester gas domestic hot water boiler, washing machine, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer, composite stone sink unit with mixer tap, gas hob, double oven with grill, extractor canopy with light, space and plumbing for dishwasher, built-in fridge and freezer and space for additional fridge/freezer.

**Conservatory**

11'9 x 8'10 (3.58m x 2.69m)

Patio doors lead out and overlook the rear garden, base units and laminate worktops for additional storage.

**Rear Hallway**

Door to side passage, plumbed in washing machine and space for tumble dryer.

**Bathroom**

Obscured glass window to the rear elevation, suite comprising panelled bath with shower, wc with low level flush, wash hand basin with vanity unit beneath and vanity units above, tiled walls. Room is heated by an electric storage heater/towel rail.

**Cloakroom/WC**

Obscured glass window to the rear elevation, wc with high level flush, wash hand basin.

**Bedroom Two**

11'5 x 8'9 (3.48m x 2.67m)

Bay window to the side elevation with Venetian blinds

**Bedroom One**

19'5 x 11'3 (5.92m x 3.43m)

Double doors to conservatory, built-in wardrobes, cupboards,

**Outside****Front Garden**

This has been predominately designed for off road parking in mind which is private to the ground floor flat. Flower beds to either side.

**Private Rear Garden**

18 x 12 (5.49m x 3.66m)

Easterly facing with mature fruit trees, plants and shrubbery for privacy and seclusion, GARDEN STUDIO 18ft x 12ft (5.49m x 3.66m), shed.

**Lease & Maintenance**

Freehold flat.

Ground Rent £5 per annum.

Maintenance as and when required.

**Agents Note**

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

**Important Notice:**

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3. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. **VAT:** The VAT position relating to the property may change without notice.

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GROUND FLOOR  
1043 sq.ft. (96.9 sq.m.) approx.



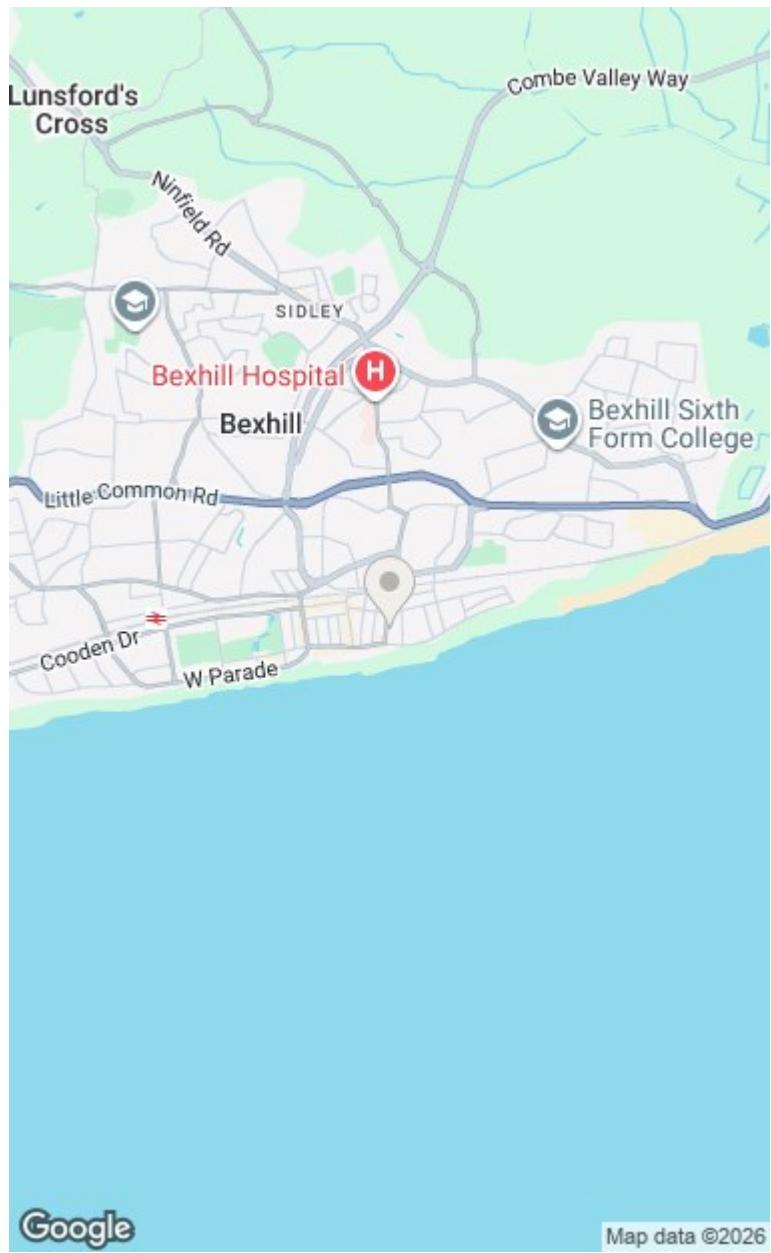
TOTAL FLOOR AREA : 1043 sq.ft. (96.9 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(21-54)	E		
(1-20)	F		
	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(21-38)	E		
(1-20)	F		
	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			



**RUSH  
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