

RUSH
WITT &
WILSON



Tobago West Parade, Bexhill-On-Sea, East Sussex TN39 3YB
£265,000 Share of Freehold

A beautifully presented two bedroom ground floor apartment situated along the picturesque Bexhill seafront within a short walking distance to Bexhill town centre with its wide range of amenities and railway station offering direct links to Ashford International, London, Gatwick and London Victoria. Offering bright and spacious accommodation throughout the property comprises entrance hallway, modern fitted kitchen/dining room, living room, sun room, two double bedrooms, modern family shower room suite and an additional wc. Other internal benefits include electric heating throughout and double glazed windows and doors. Externally the property boasts stunning communal gardens to enjoy and a garage en-bloc. Viewing comes highly recommended by Rush Witt & Wilson, sole agents.



Communal Entrance Hall

Entryphone system.

Private Entrance Hallway

Entrance door, entry-phone system, electric radiator, ample storage space available.

Kitchen/Dining Room

24'4 x 9'4 (7.42m x 2.84m)

Double glazed windows to the side elevation, modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, one and a half bowl sink with drainer and mixer tap, integrated electric oven and grill, four ring electric hob, tiled splashbacks, integrated dishwasher, space for free standing fridge and freezer, space and plumbing for washing machine and tumble dryer, space for additional under counter fridge or freezer.

Living Room

15'3 x 15'2 (4.65m x 4.62m)

Double glazed windows to the side elevation, double glazed door overlooking the front elevation and providing access onto the front porch, electric radiator.

Sun Room

13'1 x 4'5 (3.99m x 1.35m)

Overlooking the southerly elevation, double glazed windows and double glazed sliding door giving access onto the front communal gardens.

Bedroom One

16'11 x 11'7 (5.16m x 3.53m)

Dual aspect double glazed windows to the rear and side elevations, electric radiator, built-in wardrobe cupboards with hanging space available.

Bedroom Two

15'8 x 11'8 (4.78m x 3.56m)

Double glazed windows to the rear elevation, built-in wardrobe cupboards with hanging space available.

Shower Room

Obscured double glazed windows to the front, modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, large walk-in shower cubicle with chrome wall mounted shower controls, shower attachment and additional rain effect showerhead, chrome heated towel rail.

Additional WC

Obscured double glazed window to the front, suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap.

Outside**Communal Gardens****Garage En-Bloc**

With an up and over door.

Lease & Maintenance

Share of Freehold.

944 years remaining on the lease.

Service charge - £3,500 per annum.

Agents Note

Council Tax Band - D

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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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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

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

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

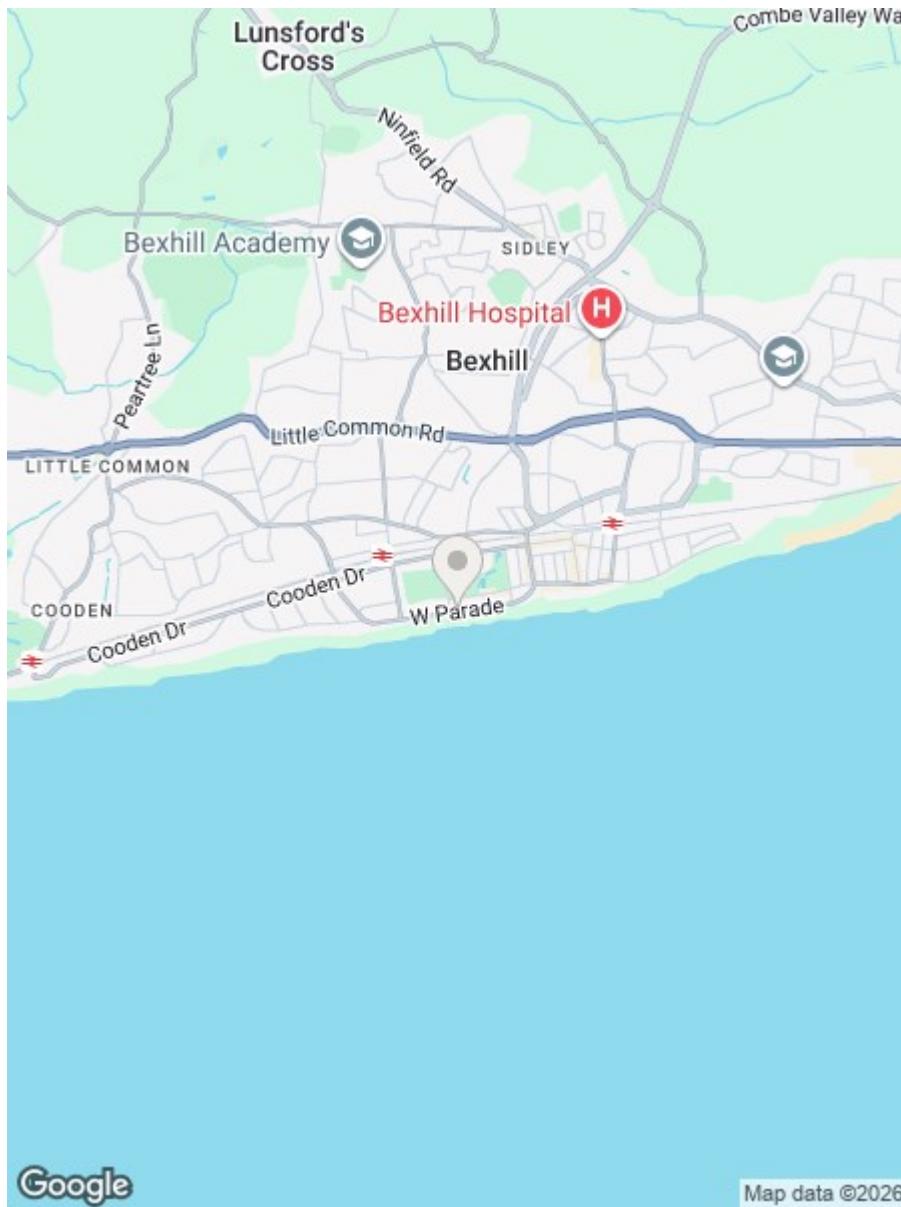


GROUND FLOOR
1120 sq.ft. (104.0 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.0 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	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	