

RUSH
WITT &
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Tudor Cottage, 38 Manor Road, Bexhill-On-Sea, East Sussex TN40 1SN
£425,000 Share of Freehold

A very special three bedroom ground floor apartment that has been extensively improved by the current vendors to a high standard, occupying the entire ground floor portion within a stunning circa.1910's detached mock Tudor house, with its own extensive private gardens, garage, off road parking and conveniently situated close to Bexhill town centre with its excellent range of shopping facilities and services, Bexhill Seafront and mainline railway station into London. A beautiful example of mock Tudor renaissance the property has a beautiful inglenook fireplace, latched doors, exposed joinery and heavily beamed throughout, leaded double glazed windows, private entrance, modern kitchen/ breakfast room, gas central heating system, share of freehold, two newly refitted bathrooms, newly refitted cloakroom and ample storage cupboards. Viewing comes highly recommended by Rush Witt & Wilson, sole agents.



Entrance Porch

Traditional hardwood entrance door, tiled floor, double glazed roof.

Living Room

17'8 x 17'7 (5.38m x 5.36m)

Beautiful parquet flooring, Inglenook fireplace with an electric fire with two windows to either side, double glazed southerly facing bay window to the front with seating and storage, two radiators.

Bedroom Three/ Study

13'1 x 9'6 (3.99m x 2.90m)

Parquet flooring, double glazed bay window to the front elevation, double glazed window to the side southerly elevation, radiator.

Kitchen/ Breakfast Room

16'7 x 13'2 (5.05m x 4.01m)

Modern fitted kitchen comprising a range of wall and base units, granite type worktops, inset sink with Quooker tap, inset induction hob with extractor hood over, eye level Bosch double oven, integrated slimline dishwasher, built-in pull out bins, pantry cupboard, integrated fridge and freezer, large space for table and chairs, inset ceiling spotlights, radiator, ceramic tiled floor, cupboard. double glazed window and door leading to side patio area.

Lobby

Door to rear elevation, floor tiling.

Utility Room

Plumbing for washing machine, space for tumble dryer, wall mounted combi boiler.

Cloakroom

Comprising refitted suite: low level wc, wash hand basin, heated towel radiator, double glazed window to the side.

Inner Hallway

Large storage cupboard and cloaks cupboard.

Bedroom One

12" x 12' (3.66m x 3.66m)

Double glazed window, radiator.

En-Suite

9'10 x 5'7 (3.00m x 1.70m)

Window to the side elevation, brand new suite comprising roll top radiator, wc with low level flush, wall mounted vanity wash hand basin with shaver point and cupboard to the side, panelled bath with fitted shower screen.

Bedroom Two

13'1 x 11'1 (3.99m x 3.38m)

Feature fireplace, radiator, original single glazed window and door leading to:

Conservatory

10'5 x 3'8 (3.18m x 1.12m)

Double glazed windows to the front, single glazed window to the inner hall, double glazed roof with opening.

Shower Room

Refitted shower suite comprising shower cubicle, vanity wash hand basin, low level wc, heated towel radiator, fitted drawers, obscured double glazed window to the side.

Outside

Private Gardens

The property comes with its own private garden which include a beautiful south facing sun patio screened by mature shrubs and trees. The gardens extend to the side with raised shrub boarders and an additional westerly facing patio area for alfresco dining which wraps around with pathway, garden shed and stairs rise to the road level at the rear, gravelled driveway with parking for two vehicles which leads to the garage.

Garage

Lease & Maintenance

Share of Freehold, the lease is 999 years from 1965 with 939 years remaining.

Service charge - As and when required

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.

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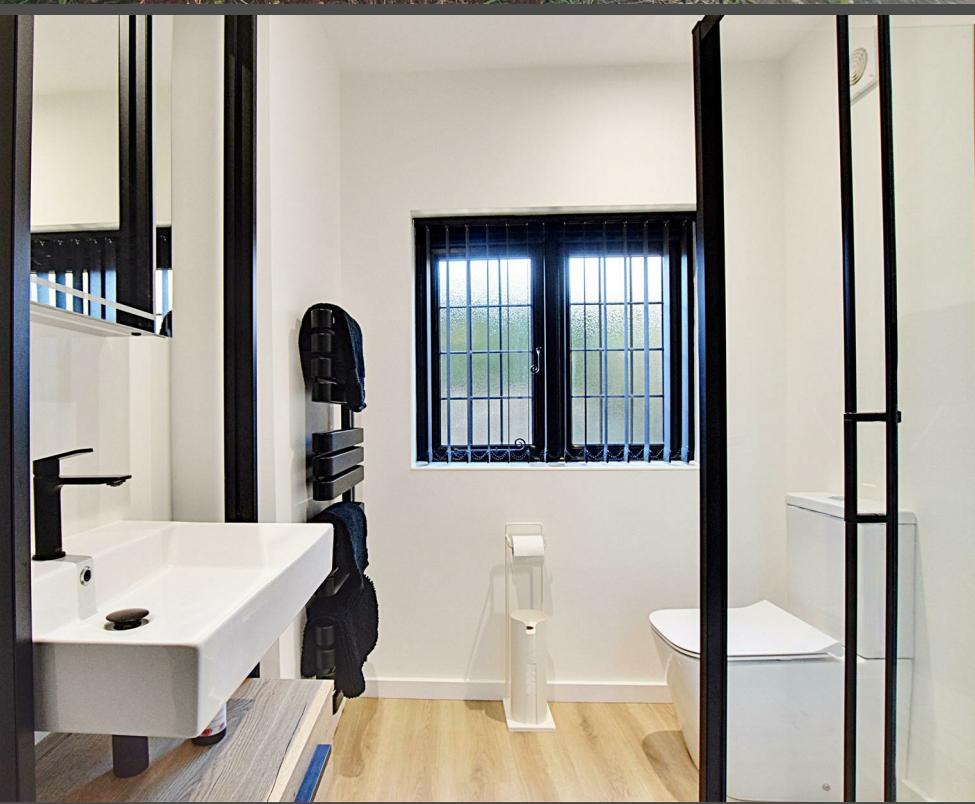
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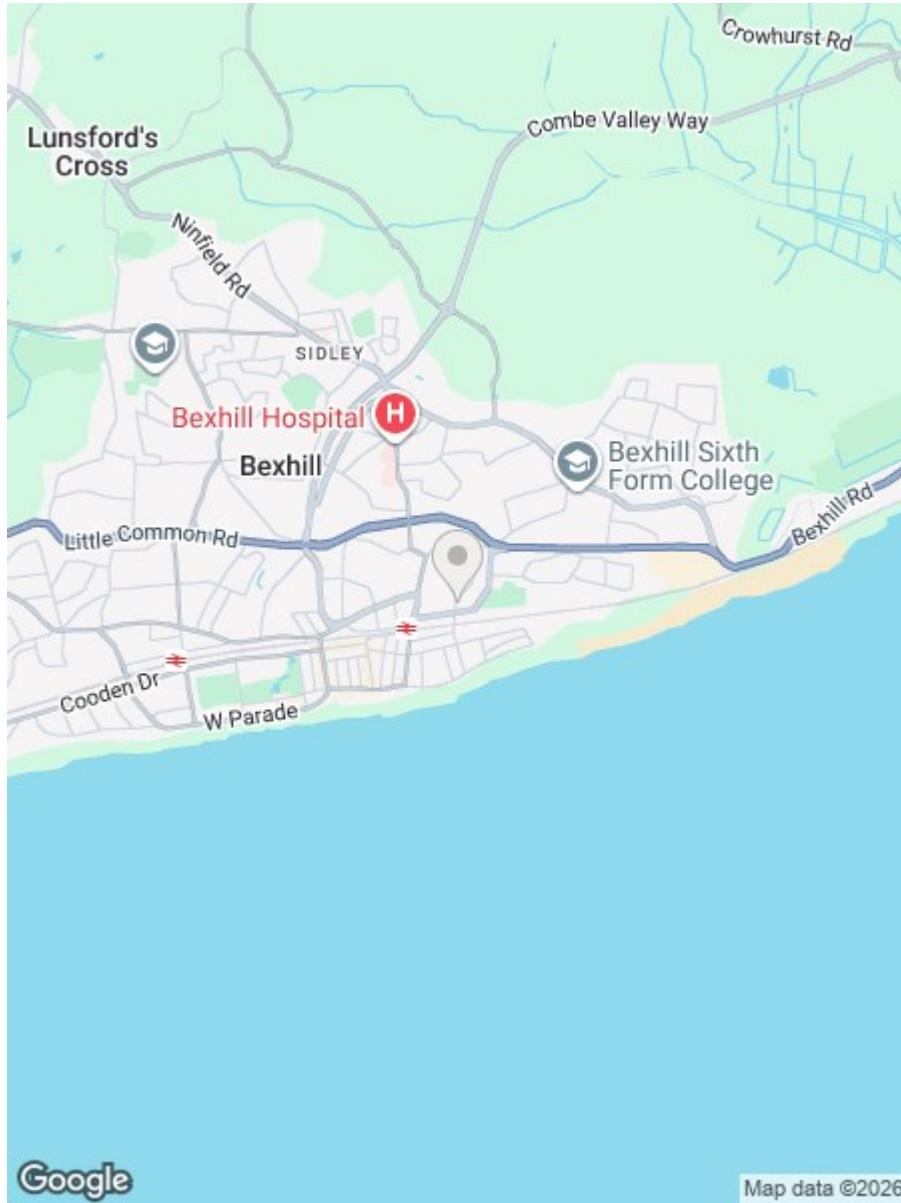
GROUND FLOOR
1564 sq.ft. (145.3 sq.m.) approx.



TOTAL FLOOR AREA : 1564 sq.ft. (145.3 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	60	76
(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	