

**RUSH
WITT &
WILSON**



**Flat 4, 1 Chestnut Walk, Bexhill, East Sussex TN39 4PL
£189,995 Leasehold**

About this property

A beautifully presented and recently renovated two bedroom first floor apartment comprising entrance hallway, modern fitted kitchen, two bedrooms, living room and modern bathroom suite. Other internal benefits include electric heating system and double glazed windows and doors throughout.

Externally, the property has an allocated parking space to the rear, and use of the communal gardens, which comes well maintained and mainly laid to lawn.

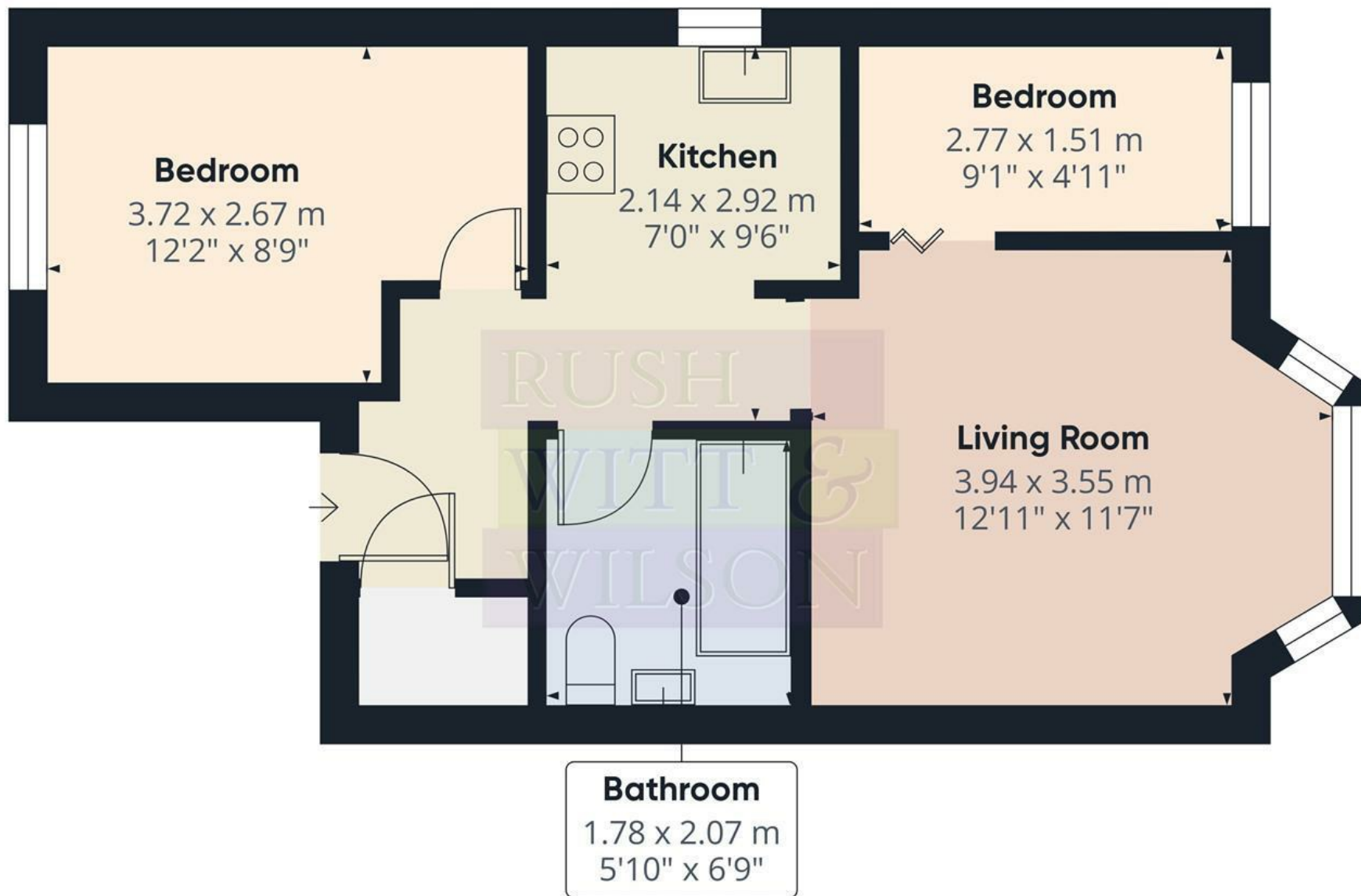
The property is situated in the heart of Little Common village, within close proximity to local amenities and public transport routes.

Viewing comes highly recommended by RWW Sole agents.









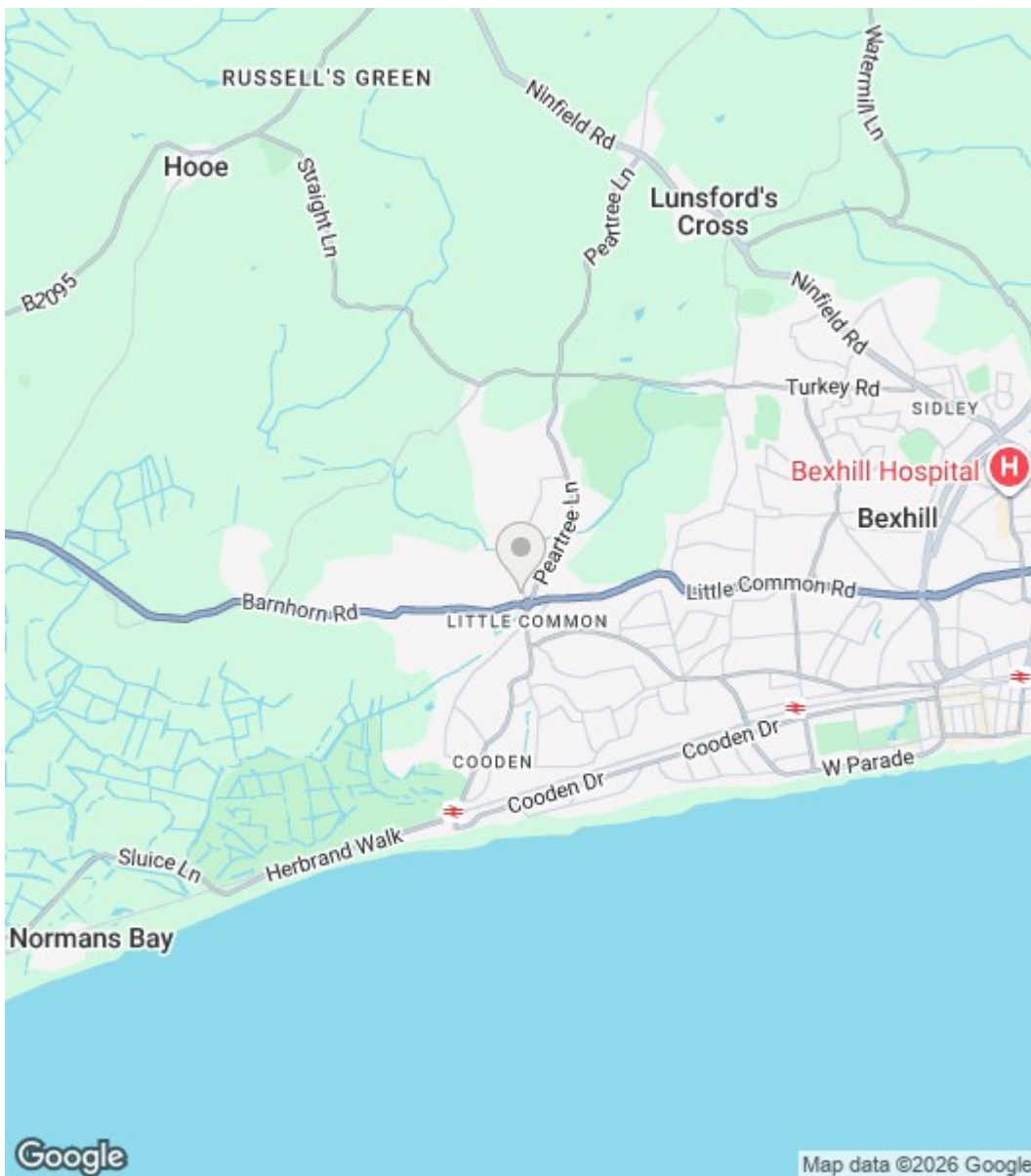
Approximate total area⁽¹⁾

39 m²
420 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	

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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