

**RUSH
WITT &
WILSON**



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WITT &

**31A Sackville Road, Bexhill-On-Sea, East Sussex TN39 3JD
£200,000 Leasehold**

About the property

This beautifully presented two-bedroom first floor flat offers a perfect blend of comfort and convenience. Located on Sackville Road, the property is just a stone's throw away from the beach, making it an ideal retreat for those who appreciate coastal living.

As you enter the flat, you will be greeted by a warm and inviting atmosphere, enhanced by tasteful decor and modern finishes. The spacious living area provides ample room for relaxation and entertaining, while the well-appointed kitchen is perfect for preparing delightful meals. Both bedrooms are generously sized, offering a peaceful sanctuary for rest and rejuvenation.

The town centre location means that you are never far from a variety of shops, cafes, and local amenities, ensuring that everything you need is within easy reach. Whether you are looking to enjoy a leisurely stroll along the seafront or explore the vibrant community, this flat is ideally situated to take advantage of all that Bexhill-On-Sea has to offer.

This property is perfect for first-time buyers, small families, or those seeking a holiday home by the sea. With its charming features and prime location, this flat is a wonderful opportunity not to be missed. Come and experience the delightful lifestyle that awaits you in this lovely coastal town.

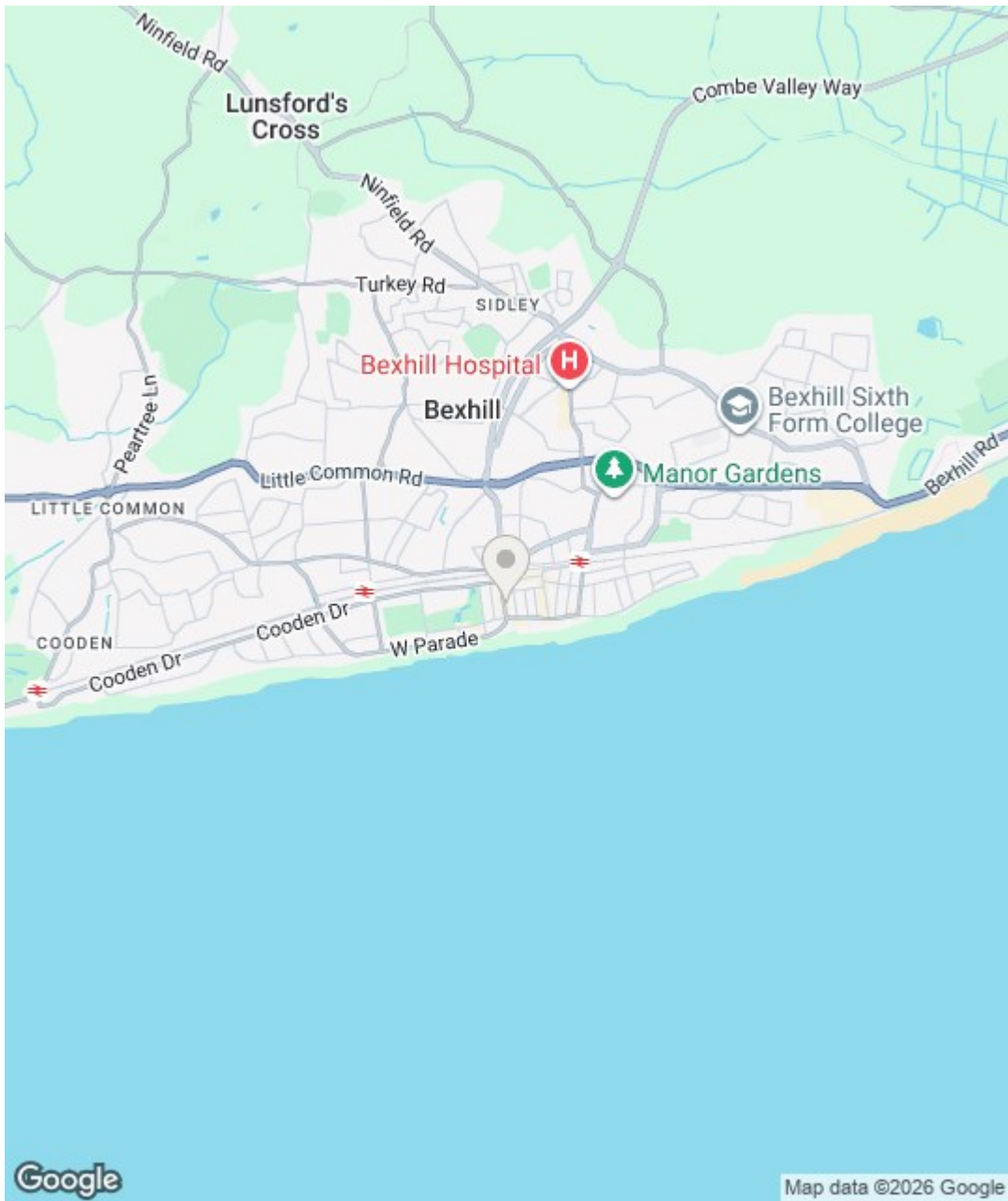


1ST FLOOR
730 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 781sq.ft. (72.6 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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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		
	76	83
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 - TBA

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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