RUSH
WITT &
WILSON

12, Greyhorses Barnhorn Road, Bexhill-On-Sea, East Sussex TN39 4QQ
£190,000

A two bedroom third floor apartment situated in this purpose built block and within close proximity to Little Common village offering a wide range of amenities. Offering bright and spacious accommodation throughout, the property comprises a south facing living room, fitted kitchen, two double bedrooms, separate w.c., and shower room suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts a sun balcony with stunning views and garage en-bloc, viewing comes highly recommended by Rush Witt & Wilson, Sole Agents. Council Tax Band C

Communal Entrance Hallway
With stairs and lift leading to the third floor.

Private Entrance Hallway
Entrance door, entryphone system, radiator, two large storage cupboards.

Living Room
14'9" x 14'11" (4.5m x 4.55m)
With double glazed windows overlooking the southerly aspect with stunning views across fields towards the sea, glass panelled door giving access onto the sun balcony, two radiators, serving hatch through to the kitchen.

Kitchen
15'5" x 8'0" (4.7m x 2.45m)
Double glazed windows to the side elevation, radiator. Fitted kitchen with matching wall and base level units, laminate straight edge worktop surfaces, one and a half bowl sink with drainer and mixer tap, integrated electric oven, space for microwave, four ring gas hob and extractor canopy above, space and plumbing for washing machine and tumble dryer, space for under counter fridge and freezer. Tiled flooring and tiled walls.

Bedroom One
14'3" x 11'11" (4.35m x 3.65m)
With double glazed windows to the side aspect, fitted bedroom furniture comprising chest of drawers and wardrobes and overbed storage space.

Bedroom Two
12'1" x 9'9" (3.69m x 2.98m)
Double glazed windows to the side elevation, radiator, built-in wardrobe cupboards with sliding doors, hanging space and shelving.

Separate WC
With suite comprising w.c. with low level flush, floating wash hand basin with hot and cold tap, obscured double glazed windows to the rear elevation.

Shower Room
Modern suite comprising w.c. with low level flush, pedestal mounted wash hand basin with mixer tap, walk-in shower cubicle with wall mounted shower controls, chrome shower attachment and chrome shower head, tiled walls and tiled flooring, obscure double glazed windows to the rear elevation.

Sun Balcony
Stunning views across fields and towards the sea.

Outside

Garage
Garage en-bloc with up and over door.

Lease & Maintenance
We have been advised by the sellers that the property comes with a Share of Freehold, the remainder of a 999 year Lease and the service charge is approximately £1,718 per annum.

Agents Note
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose

3RD FLOOR
785 sq.ft. (73.0 sq.m.) approx.

TOTAL FLOOR AREA : 785 sq.ft. (73.0 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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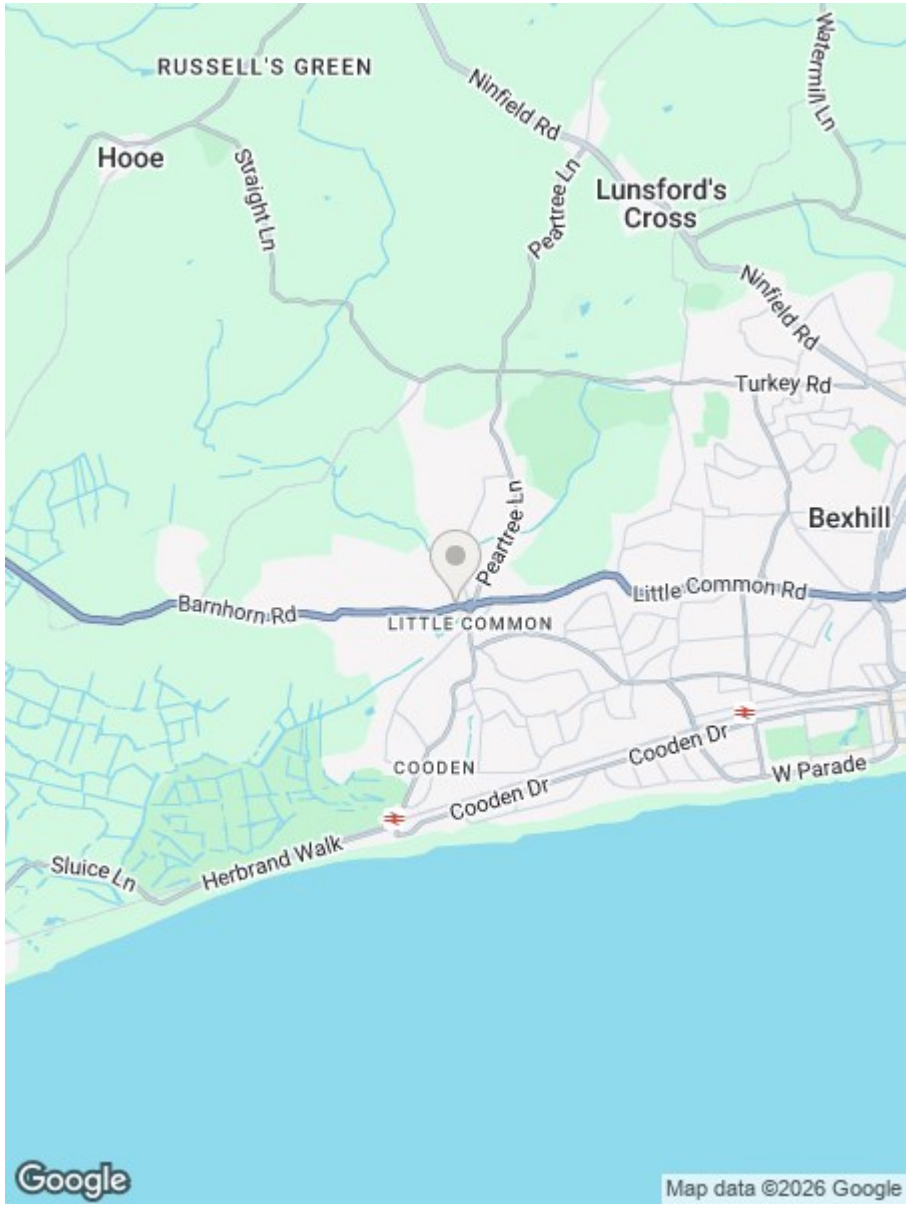

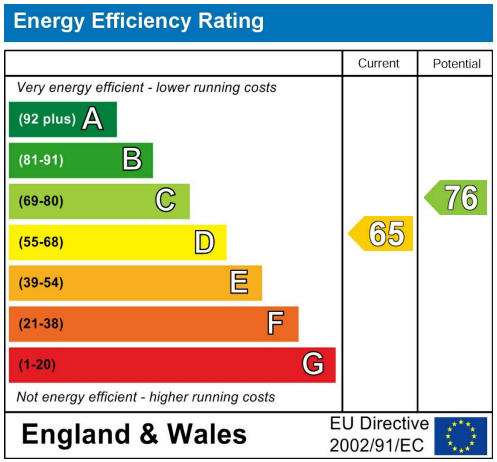

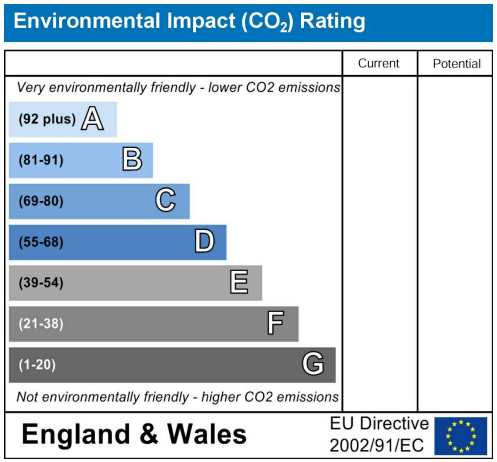

RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk

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