

**RUSH  
WITT &  
WILSON**



RUSH  
WITT &

**The Links Bolebrooke Road, Bexhill, East Sussex TN40 1EW  
£160,000 Leasehold**

# About the property

A charming two bedroom second floor flat comprising entrance hall leading to inner hallway, L shaped living room with sea views, two double bedrooms, newly fitted kitchen and newly fitted bathroom suite. Other internal benefits include double glazed windows and doors throughout.

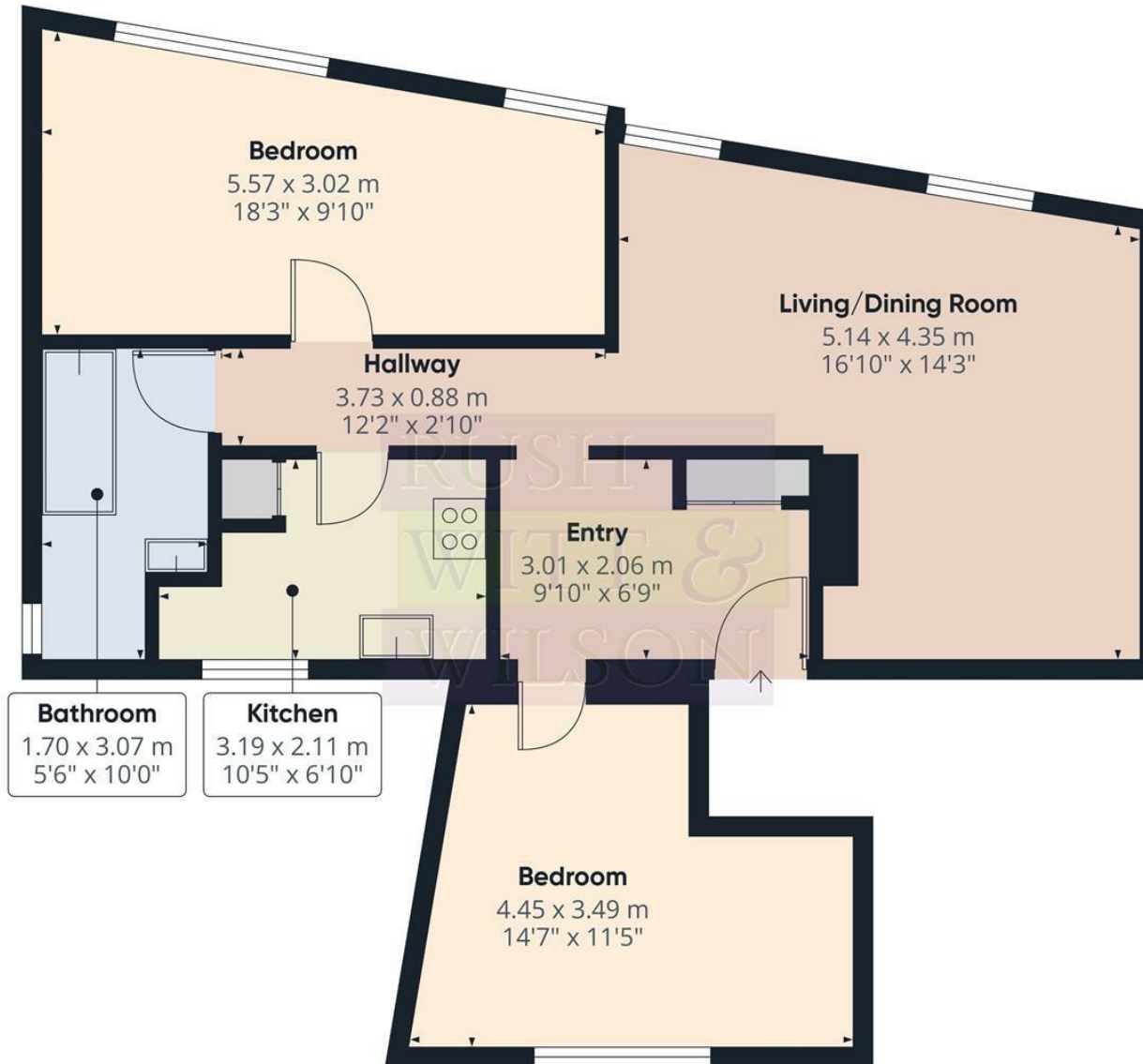
Externally, the property boasts use of communal lawns to enjoy to the front of the property.

The property comes situated along Bexhill's picturesque seafront, and within very easy reach of Bexhill Town Centre, Bexhill Train Station and The De La Warr Pavilion.

Viewing comes highly recommended by Rush, Witt & Wilson Bexhill.

\*The property is offered for sale through the modern method of auction with iamsold limited.\*





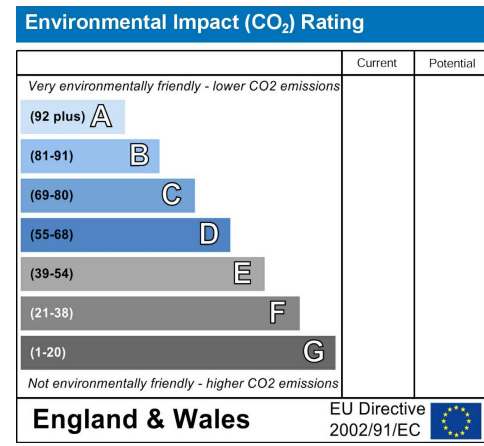
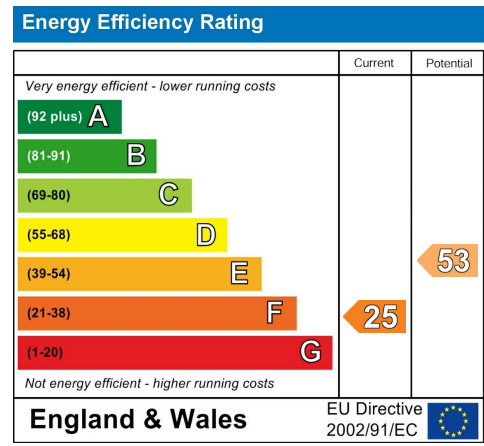
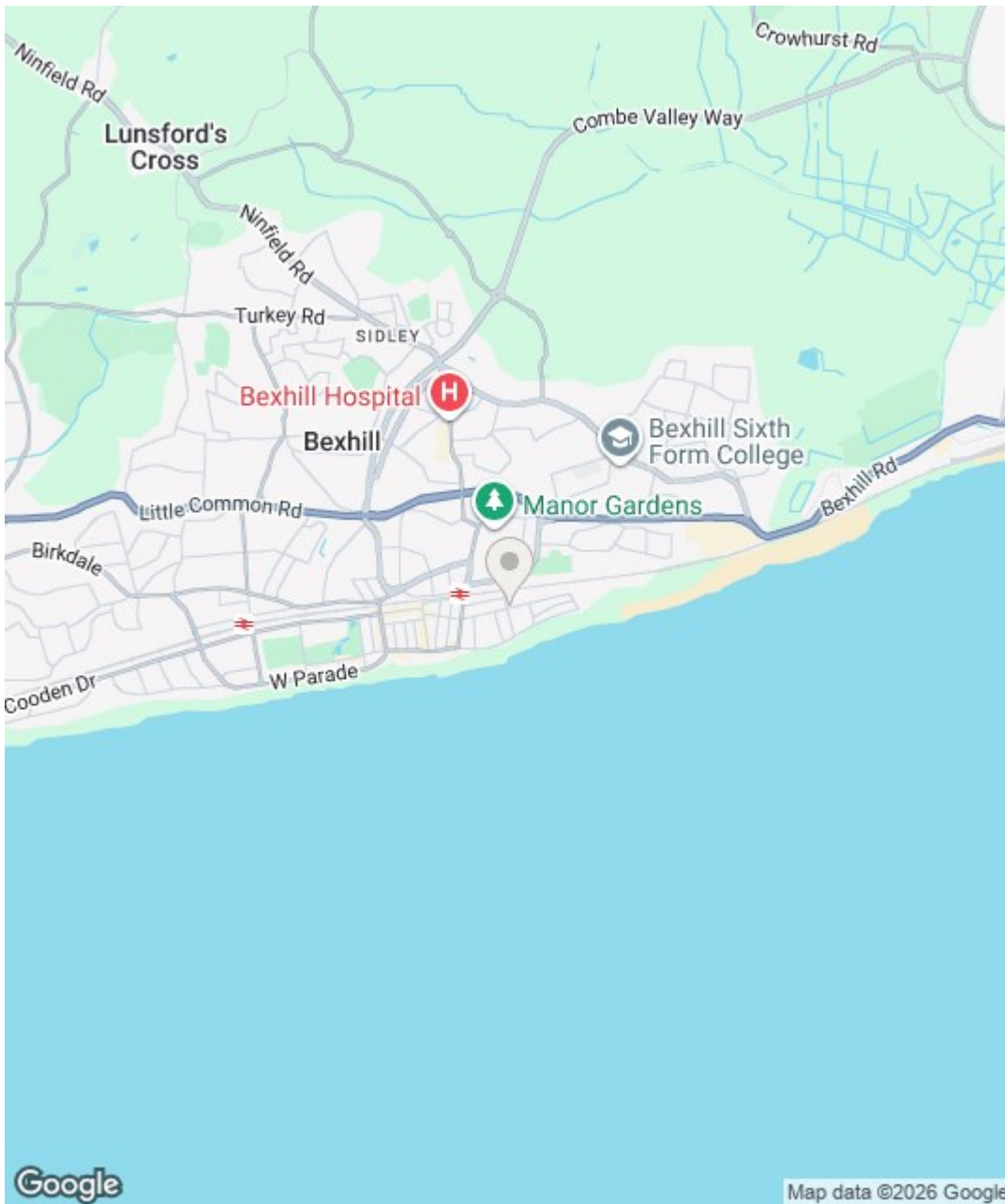
Approximate total area<sup>(1)</sup>  
67.5 m<sup>2</sup>  
726 ft<sup>2</sup>

(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





Council Tax Band - A

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 properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
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