

**RUSH
WITT &
WILSON**



RUSH
WITT &

5 & 5A London Road, Bexhill-On-Sea, East Sussex TN39 3JR
Guide Price £450,000 Freehold

About this property

****INVESTMENT OPPORTUNITY**** An opportunity to acquire this impressive freehold building comprising a retail unit, large 58ft storage unit/warehouse, basement and studio apartment all to the ground floor. Above is spacious maisonette with five/six double bedrooms. Other internal benefits include gas central heating to radiators and double glazed windows. The property is ideally located in this prime town centre location within close walking distance to Bexhill main line rail station and seafront. In addition, a planning application has been submitted and awaiting validation and approval to develop the large storage unit/warehouse at the rear of the building to create a spacious three bedroom ground floor apartment. Offered with no onward chain, viewing comes highly recommended by Rush Witt & Wilson Bexhill.

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







RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



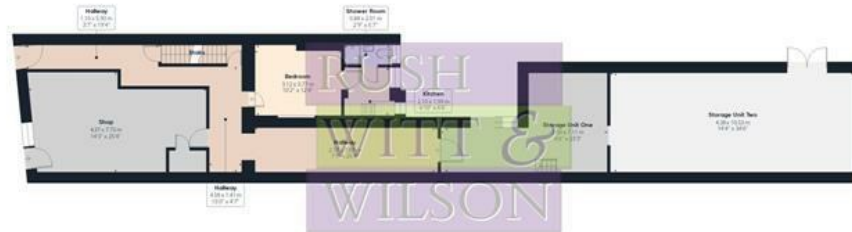
RUSH
WITT &
WILSON



RUSH
WITT &
WILSON



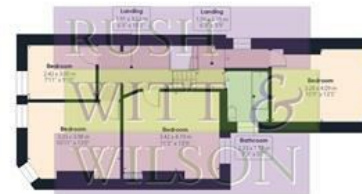
Floor -1



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

322.3 m²
3468 ft²

Reduced headroom

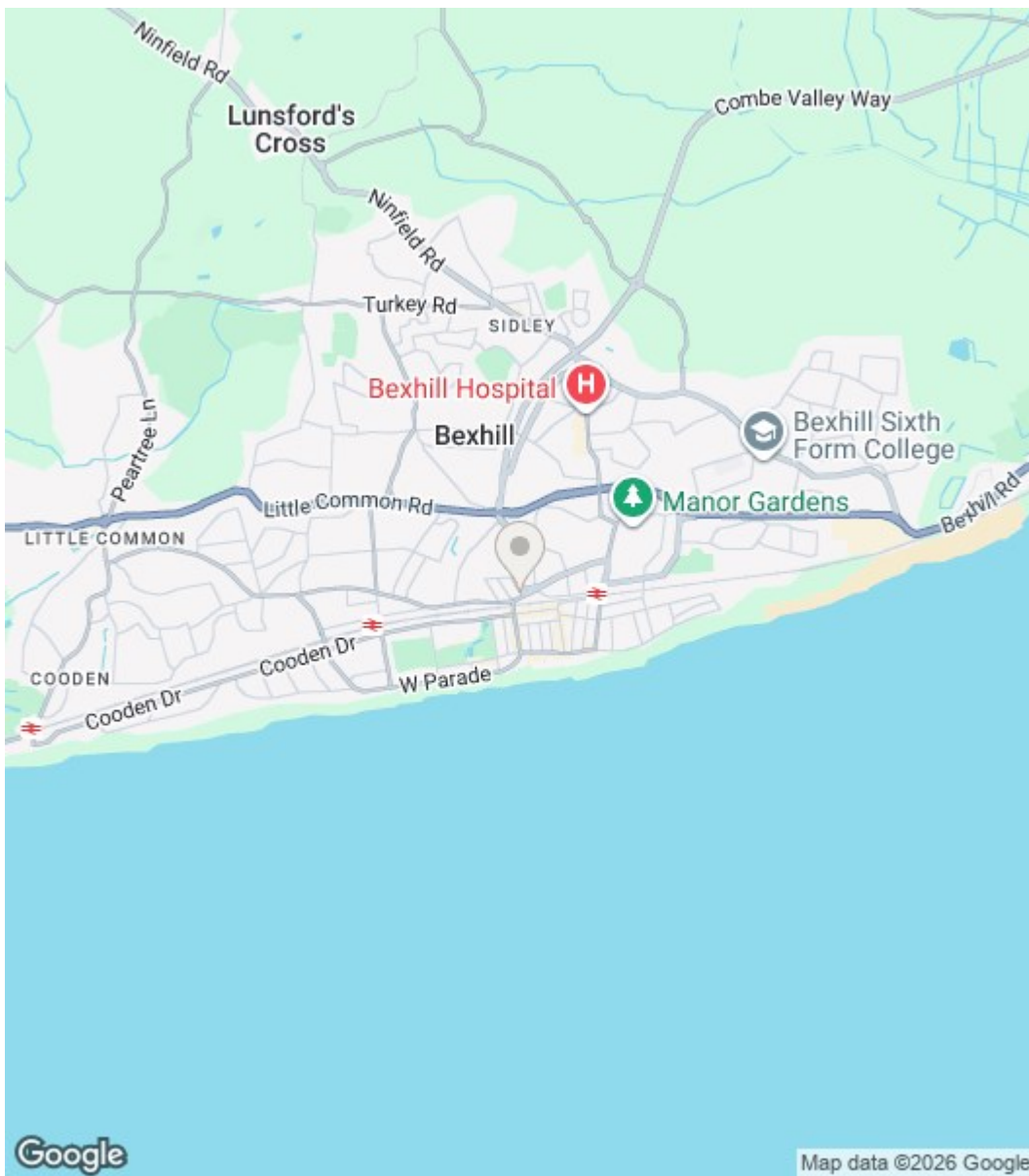
0.4 m²
5 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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



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:

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).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
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.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**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