

**RUSH
WITT &
WILSON**



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**1 Cumberland Court Upper Sea Road, Bexhill-On-Sea, East Sussex TN40 1RP
£185,000 Leasehold**

About the property

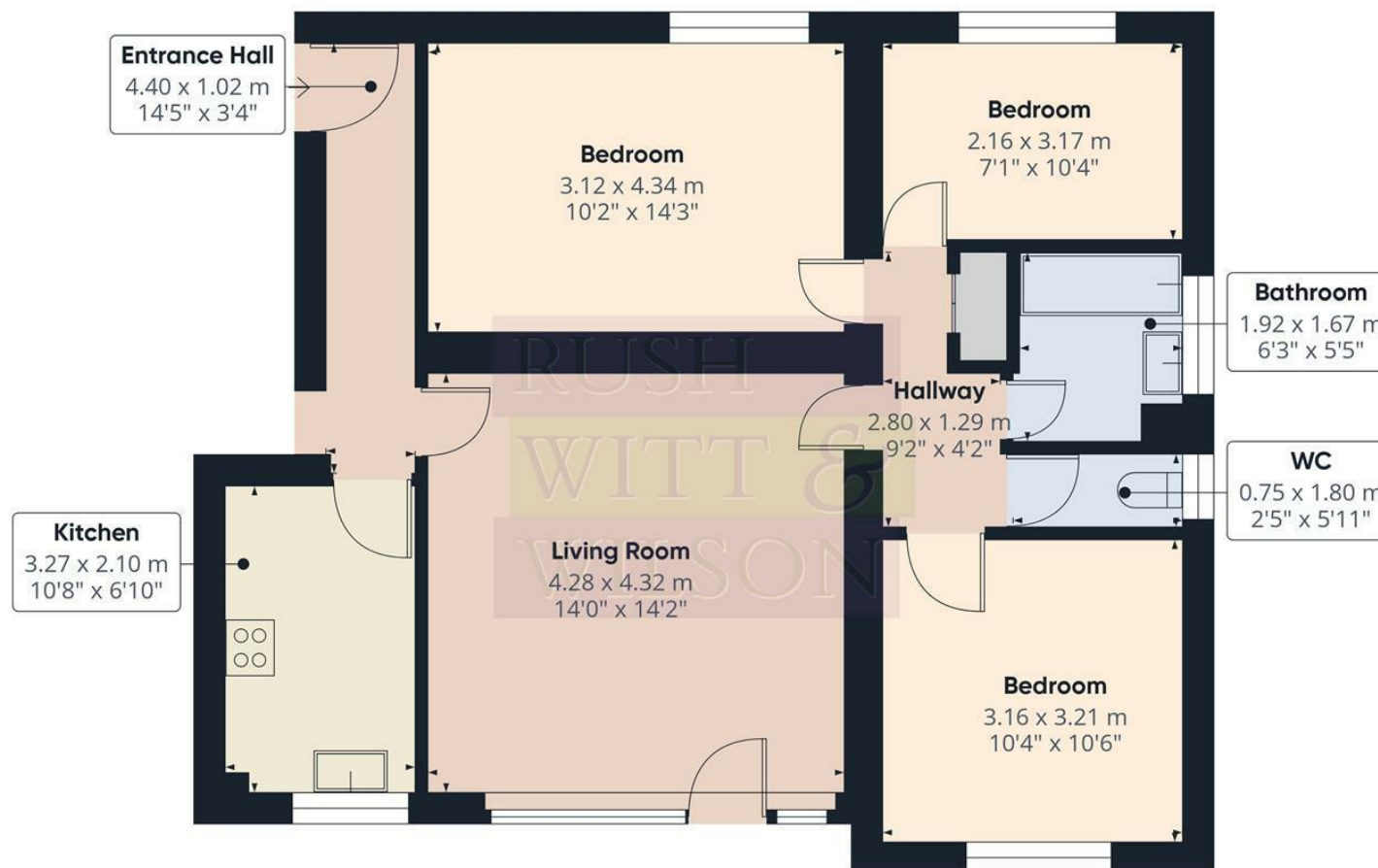
A spacious and well presented three bedroom ground floor apartment comprising entrance hallway, living room with patio doors leading out onto patio area and communal lawn, modern fitted kitchen, three double bedrooms, separate wc and modern bathroom suite. Other internal benefits include central heating system and double glazed windows and doors.

Externally, the property boasts the use of communal gardens and garage en-bloc.

The property is situated in this highly convenient location in the heart of Bexhill with local amenities, public transport and the seafront right on the properties doorstep.

Viewing is highly recommended by Rush Witt & Wilson, Sole agents.





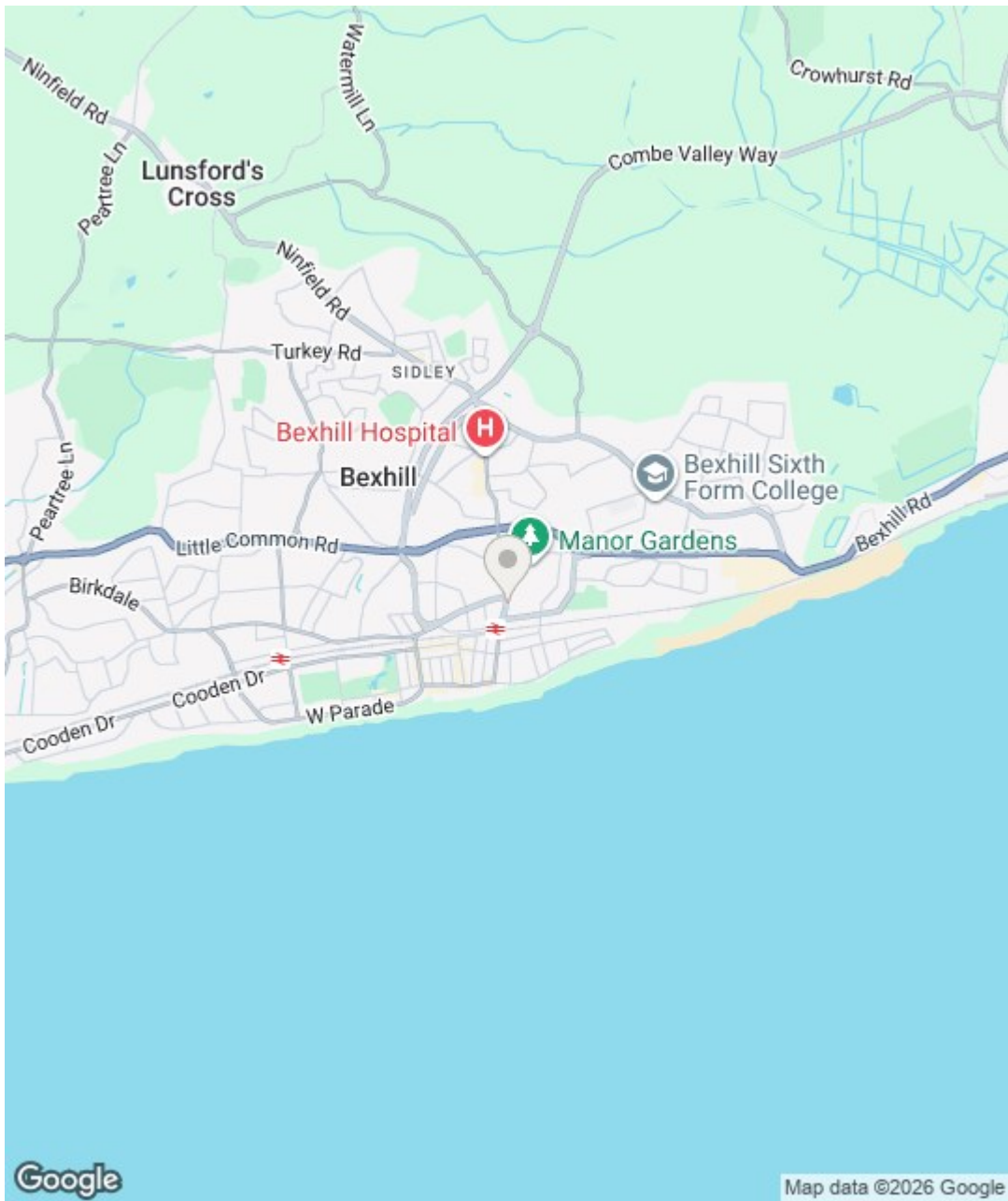
Approximate total area⁽¹⁾

68.9 m²
741 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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