

**RUSH
WITT &
WILSON**



**12 Dorset House, 6 Hastings Road, Bexhill on Sea, East Sussex TN40 2FR
£237,500 Share of Freehold**

Beautifully presented, bright and spacious first floor purpose built flat situated in the beautiful Old Town area of Bexhill along a leafy, no-through road. The accommodation comprises a modern kitchen/breakfast room, spacious lounge/dining room, two double bedrooms, main bathroom and additional separate shower room. Other benefits include a share of freehold, lift, electric night storage heating, double glazed windows and doors, garage en-bloc, stunning communal gardens. The property comes with vacant possession and viewing comes highly recommended by Rush Witt & Wilson, sole agents,



Communal Entrance Foyer

Entryphone system, stairs and lift to the first floor.

Private Entrance Hallway

Entrance door, large built-in storage cupboard, airing cupboard with hot water cylinder and additional storage above, night storage heater, entry-phone system.

Shower Room

Wc with low level flush, vanity wash hand basin with tiled splashback, walk-in shower with electric shower controls and showerhead.

Living/Dining Room

20'10 x 12 (6.35m x 3.66m)

Window to the front elevation, wall mounted night storage heater, serving hatch through from the kitchen.

Kitchen/Breakfast Room

12'10 x 8'4 (3.91m x 2.54m)

Window to the front elevation with pleasant outlook, modern fitted kitchen comprising a range of base and wall units with laminate worktops, single drainer stainless steel sink unit with mixer tap, washing machine, integrated oven and grill with electric hob, extractor canopy and light above and space for fridge/freezer, tiled splashbacks.

Bedroom One

14'1 x 10'5 (4.29m x 3.18m)

Window to the front elevation, night storage heater, fitted wardrobes, chest of drawers, two matching bedside cabinets and a bookcase.

Bedroom Two

13'10 x 12'1 (4.22m x 3.68m)

Window to the front elevation, wall mounted night storage heater.

Bathroom

Suite comprising panelled bath with hand shower attachment, wc with low level flush, pedestal wash hand basin, wall mounted electric radiator heater, obscure glass window to the side elevation, light and shaver point, wall mounted vanity unit.

Outside**Communal Gardens**

Mainly laid to lawn with a whole host of shrubbery, plants and trees of various kinds and enjoying a southerly aspect.

Garage En-Bloc

Located to the rear of the property.

Lease & Maintenance

Share of Freehold with 999 years from 1974 - 948 years remaining.

Maintenance - Approximately £1,749.08 per annum.

Agents Note

Council Tax Band - C

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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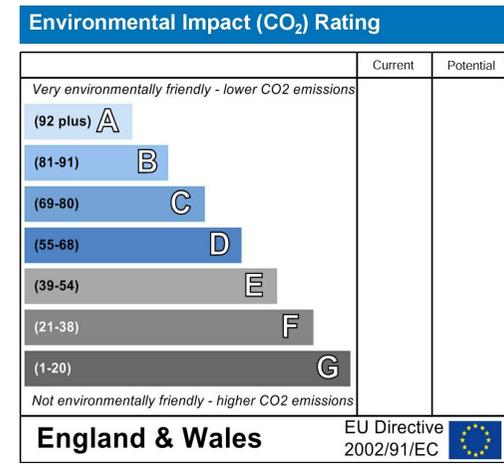
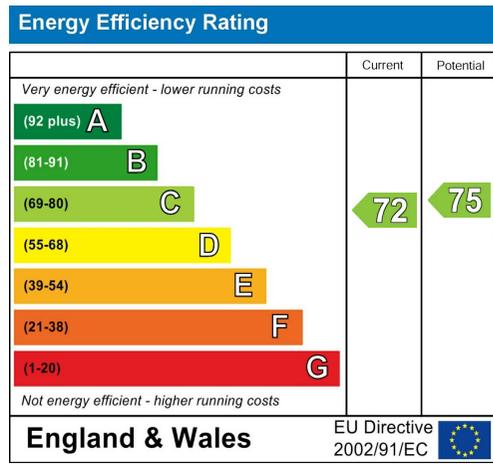
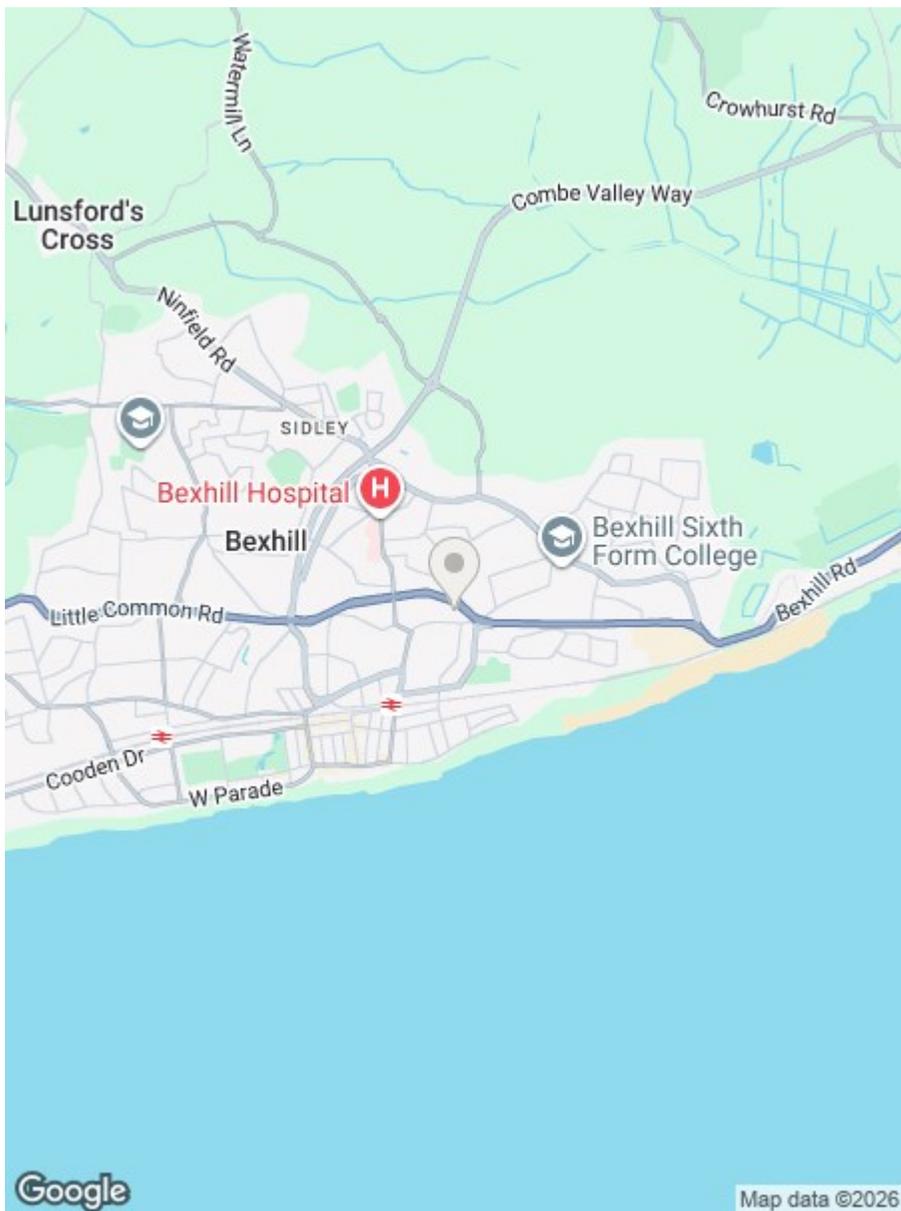
FIRST FLOOR
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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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