



FLAT 1, 33 WICKHAM AVENUE, BEXHILL ON SEA, EAST SUSSEX TN39 3ES

£230,000 SHARE OF FREEHOLD



COMMUNAL ENTRANCE HALL

Communal front door leading to communal entrance hall, private front door to private entrance hall.

PRIVATE ENTRANCE HALL

With entry phone handset, radiator, smoke detector, central heating thermostat, under stair storage cupboard, access to overhead storage.

LIVING ROOM

15' 8" x 13' 9" (4.78m x 4.19m) A south facing room with double glazed windows overlooking the rear garden, radiator, high level skirting boards, picture rail, TV point.

KITCHEN

13' 6" x 7' 3" (4.11m x 2.21m) Double glazed window with outlook to side, double glazed door giving access to the rear garden, one and half bowl stainless steel sink unit with mixer tap and cupboards under, plumbing for washing machine and dishwasher, space for fridge freezer, wall mounted gas boiler, range of working surfaces with cupboards and drawers under, fitted four ring gas hob with double electric oven under, extractor hood over with wall mounted cupboards to either side, part tiled walls, radiator, heat detector, access to small loft space.

BEDROOM 1

13' 0" x 11' 7" (3.96m x 3.53m) Max. into bay. Double glazed bay window with outlook to the front of the property, two radiators, high level skirting boards.

BEDROOM 2

7' 8" x 7' 3" (2.34m x 2.21m) Double glazed window with outlook to the side of the property, radiator.

BATHROOM/WC

Fitted panelled bath with independent electric shower over and screen, pedestal wash hand basin, low level WC, tiled walls, double glazed frosted glass window, radiator, access to small loft storage space.

GARDENS

To the front of the property the gardens are laid to hard standing, with flower and shrub borders. The principle area of garden is to the rear with a southerly aspect, screened by fencing with gated side access, flower and shrub borders being mainly laid to patio, outside power and water points.

AGENTS NOTES

900+ years on the lease

25% of any outgoings as and when

Council Tax Band A

EPC Rating D

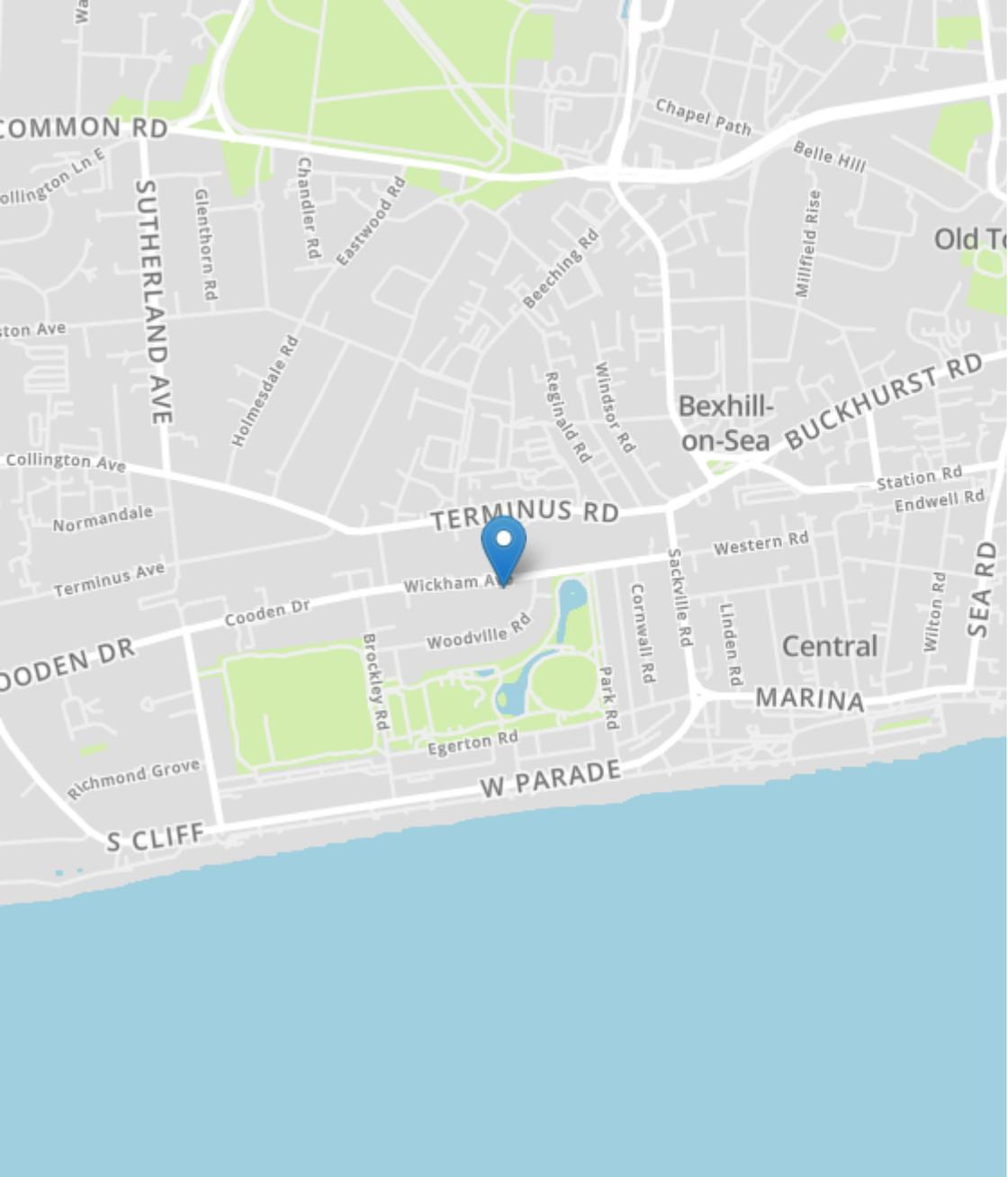
VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Greystones Estate Agents.

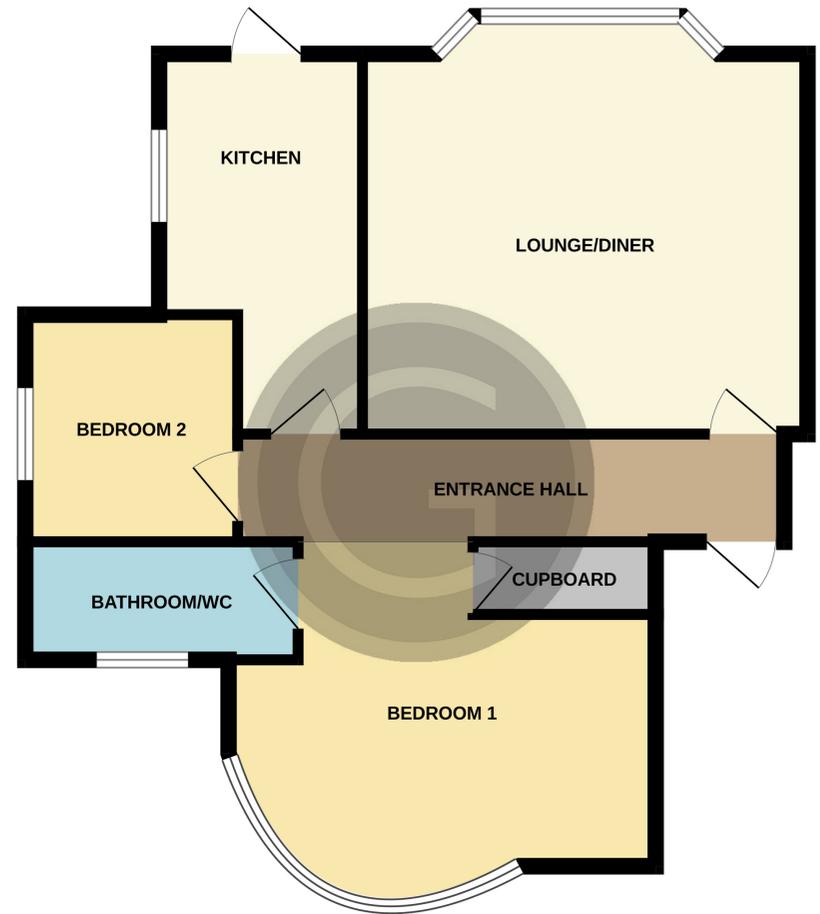
DISCLAIMER PROPERTY DETAILS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





GROUND FLOOR



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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