



FLAT 1, 22 WILTON ROAD, BEXHILL ON SEA, EAST SUSSEX TN40 1HX

£199,950 LEASEHOLD



COMMUNAL ENTRANCE

Accessed via double glazed door, stairs rising to all floors, wooden front door leading into the entrance hall.

ENTRANCE HALL

Laminate flooring, radiator, recessed storage area, good sized under-stairs storage cupboard, glass block borrowed light windows to the kitchen.

LIVING ROOM

16' 1" x 13' 8" into turret (4.90m x 4.17m into turret) Double glazed window to the front, turret sash windows to the side and rear, built-in seating area, two radiators, dado rail, picture rail, coved ceiling, laminate flooring, feature archway through to the kitchen.

KITCHEN

10' 4" x 7' 4" (3.15m x 2.24m) Window to the front, glass block borrowed light window to the hallway, fitted kitchen comprising range of matching wall and base units with work surfaces over incorporating single drainer sink unit with mixer tap, fitted induction hob with extractor hood over and electric oven below, space for fridge/freezer, space and plumbing for slimline dishwasher, tiled flooring.

BEDROOM 1

14' 5" x 12' 9" (4.39m x 3.89m) A dual aspect room having double glazed windows to the side and rear with sea views providing access to the fire escape, fitted wardrobes to either side of a window seat with storage below, radiator, laminate flooring, door to en-suite shower/WC.

EN-SUITE SHOWER/WC

Frosted double glazed window to the side, fitted suite comprising tiled shower cubicle with shower unit, wall mounted gas fired boiler, low level WC, pedestal wash hand basin with mixer tap, part tiled walls, radiator, tiled flooring.

BEDROOM 2

15' 4" x 12' 0" (4.67m x 3.66m) Bay window to the side with sea glimpses, radiator, coved ceiling, built-in wardrobe.

BATHROOM/WC

Double glazed frosted window to the rear, low level WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, heated towel rail, utility cupboard housing washing machine, ceiling spotlights, vinyl flooring.

AGENTS NOTES

Lease: 130 years remaining

Maintenance: As and when

Ground Rent: £25 per annum

Council Tax Band A

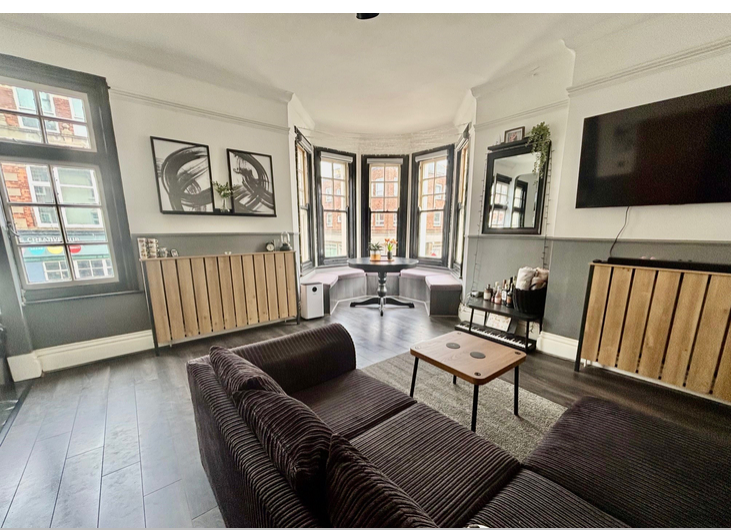
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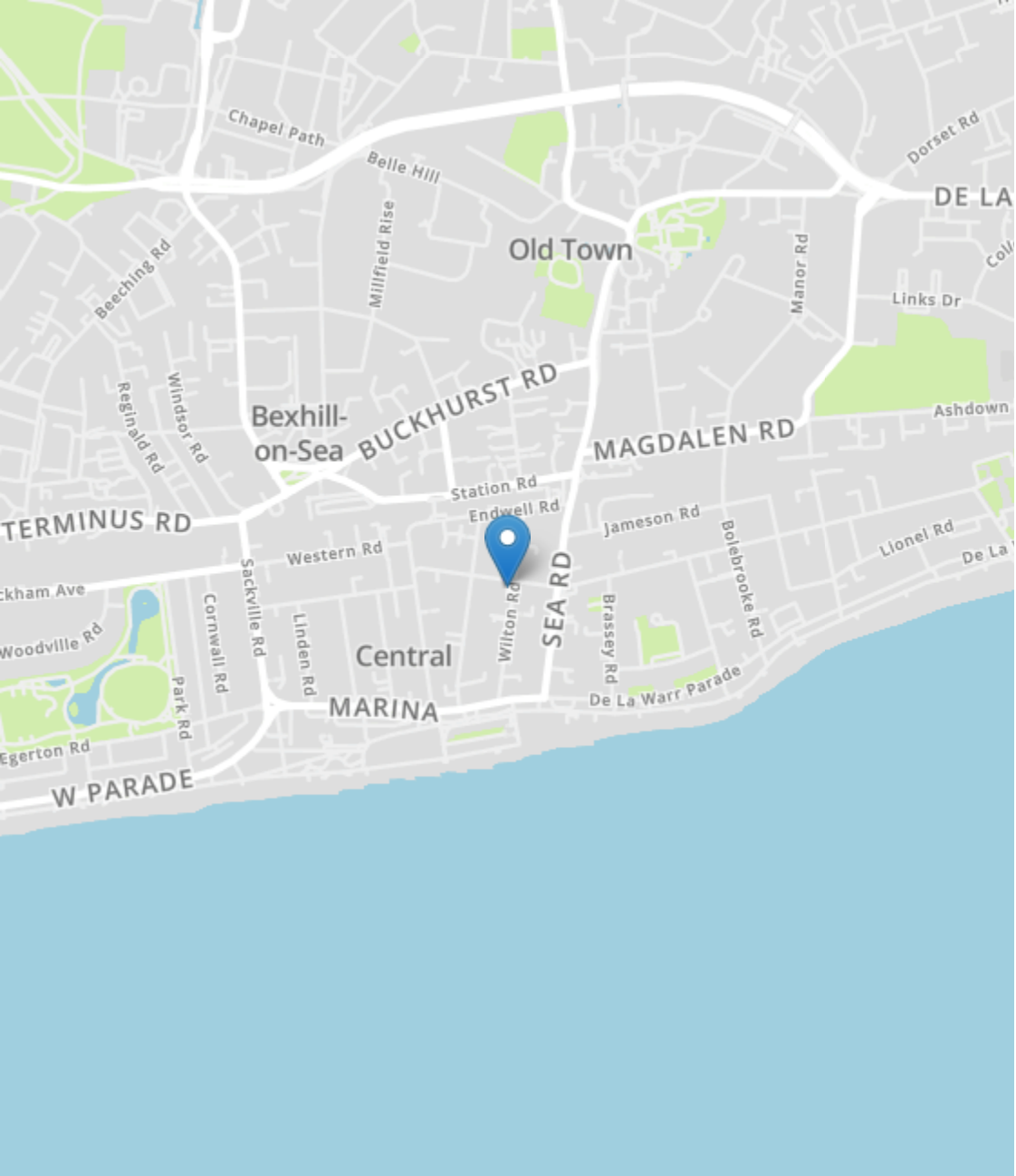
VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Greystones Estate Agents.

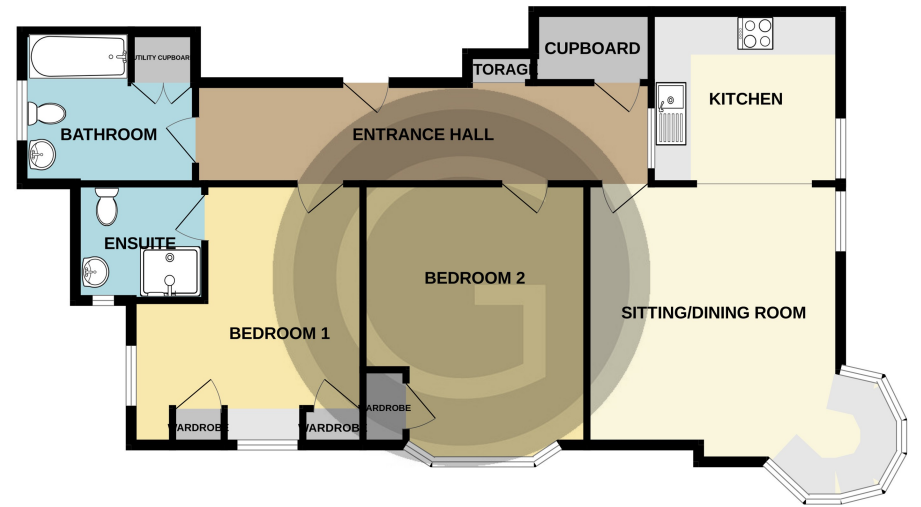
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FIRST FLOOR



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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