

**RUSH
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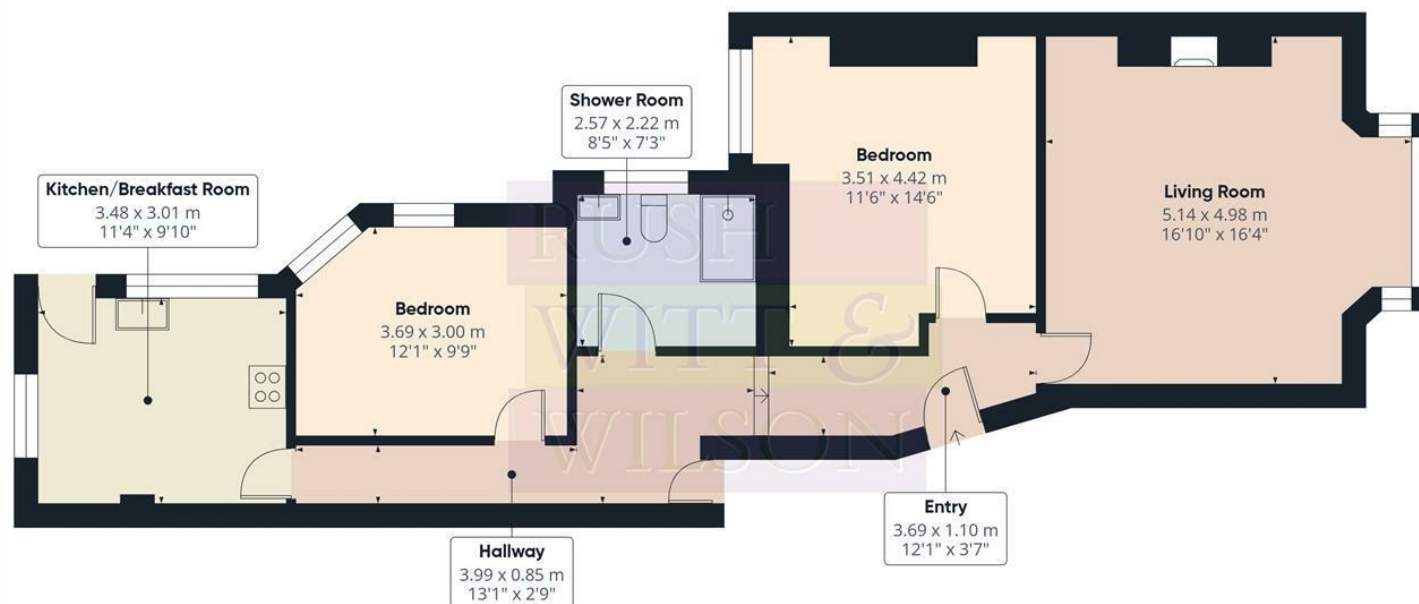
48 Wilton Road, Bexhill-On-Sea, East Sussex TN40 1HX
Offers In Excess Of £215,000 Leasehold

About the property

A spacious two-bedroom ground floor garden flat, ideally situated in an exceptionally popular central Bexhill location. Offering well-proportioned accommodation together with its own private west-facing rear garden, the property represents an excellent opportunity for those seeking convenient town centre living with the added benefit of outdoor space. The accommodation comprises a welcoming entrance hall, leading into a spacious lounge providing a comfortable and versatile living area. The fitted kitchen/breakfast room offers an excellent range of cupboard and worktop space, together with ample room for freestanding appliances and a dining table. The generous principal bedroom benefits from an attractive feature window overlooking the rear, while the second bedroom provides useful additional accommodation. A modern bathroom suite, complete with shower, serves the property. Further benefits include gas central heating and double-glazed windows and doors throughout. Externally, the property enjoys a particularly appealing private west-facing rear garden, providing a pleasant outdoor space for relaxing, entertaining and enjoying the afternoon and evening sunshine.

The property is situated in the heart of Bexhill town centre, just moments from the manicured seafront and iconic promenade. Bexhill offers an excellent selection of independent shops, cafés, restaurants and everyday amenities, together with the renowned De La Warr Pavilion, which regularly hosts live music, theatre, shows and internationally recognised artists. A comprehensive range of local facilities can be found within easy reach, including doctors' surgeries, dentists, pharmacies, the main post office, local pubs and restaurants. Regular bus services operate nearby, providing connections towards Eastbourne and Hastings, while Bexhill mainline railway station offers direct services to London. Viewing comes highly recommended by RWW.





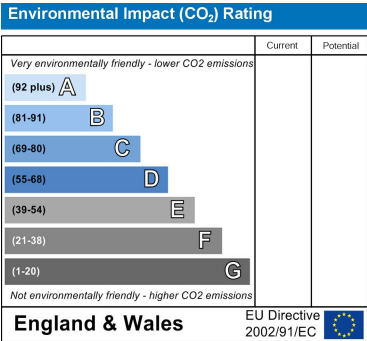
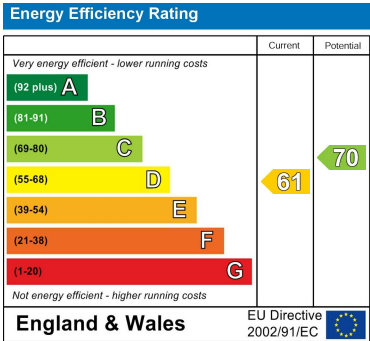
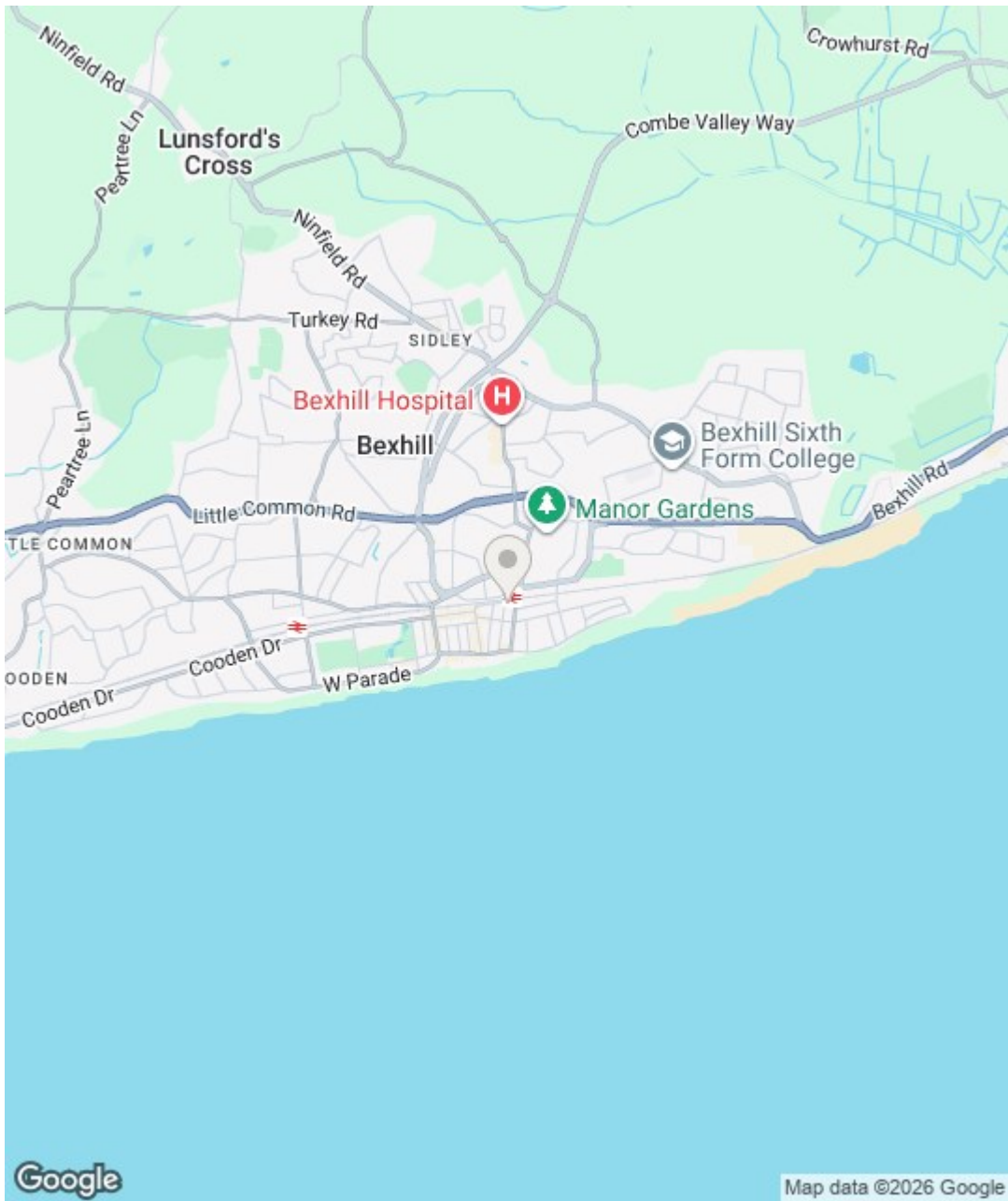
Approximate total area⁽¹⁾

77.3 m²
831 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



Council Tax Band - A

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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