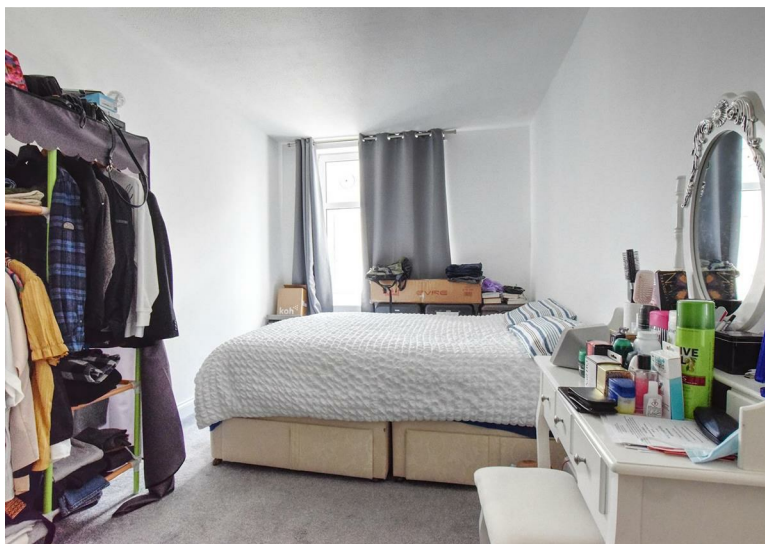
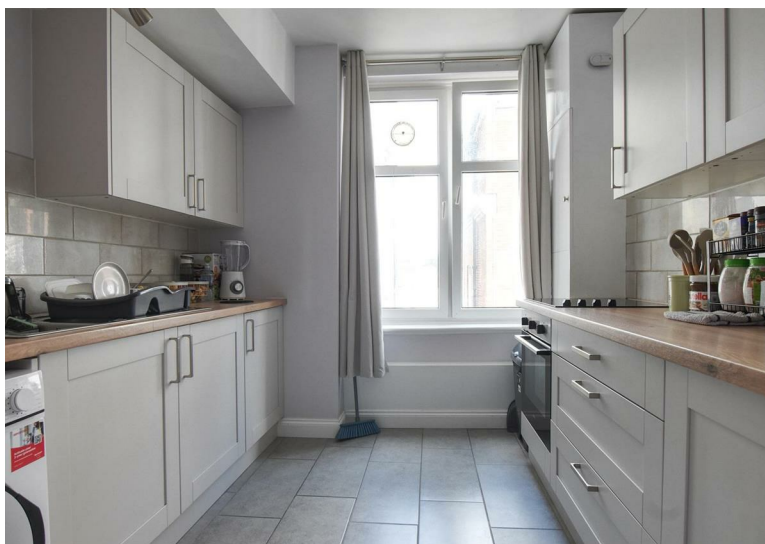


**RUSH
WITT &
WILSON**



**7 Devonshire House Devonshire Road, Bexhill On Sea, East Sussex TN40 1AH
Offers In Excess Of £140,000 Leasehold**

A beautifully presented second floor two bedroom apartment with lift access, situated in the heart of the town centre offering fantastic convenience to all the local shopping facilities, services, mainline rail services to London. Comprising two double bedrooms, large living/dining room, modern fitted kitchen and bathroom suite. Other internal benefits include newly installed gas central heating system, newly installed fire doors throughout and double glazed windows and doors. Viewing comes highly recommended by Rush Witt & Wilson, Bexhill.



Communal Entrance Hall

Communal entrance hallway with entryphone system, stairs or lift to the second floor.

Private Entrance Hall

Entrance door, hanging space for coats, electric consumer unit, window offering borrowed light for the living room.

Living/Dining Room

18'8 x 10'8 (5.69m x 3.25m)

Double glazed windows to the front elevation, double radiator.

Kitchen

12'5 x 8'10 (3.78m x 2.69m)

Double glazed window to the side elevation, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktop surfaces, one and bowl sink with drainer and mixer tap, integrated electric oven with four ring electric hob, space and plumbing for washing machine, space for free standing fridge and freezer, double radiator, tiled splashback, tiled flooring.

Bedroom One

15'6 x 10'3 (4.72m x 3.12m)

Double glazed window to the side elevation, double radiator.

Bedroom Two

10'9 x 8'5 (3.28m x 2.57m)

Double glazed window to the side elevation, double radiator.

Bath/Shower Room

Suite comprising panelled bath with chrome controls and hand/shower attachment and additional electric wall mounted power shower with chrome shower controls and hand/shower attachment, wc with low level flush, pedestal mounted wash hand basin, tiled splashback, part tiled walls, radiator.

Agents Note

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:

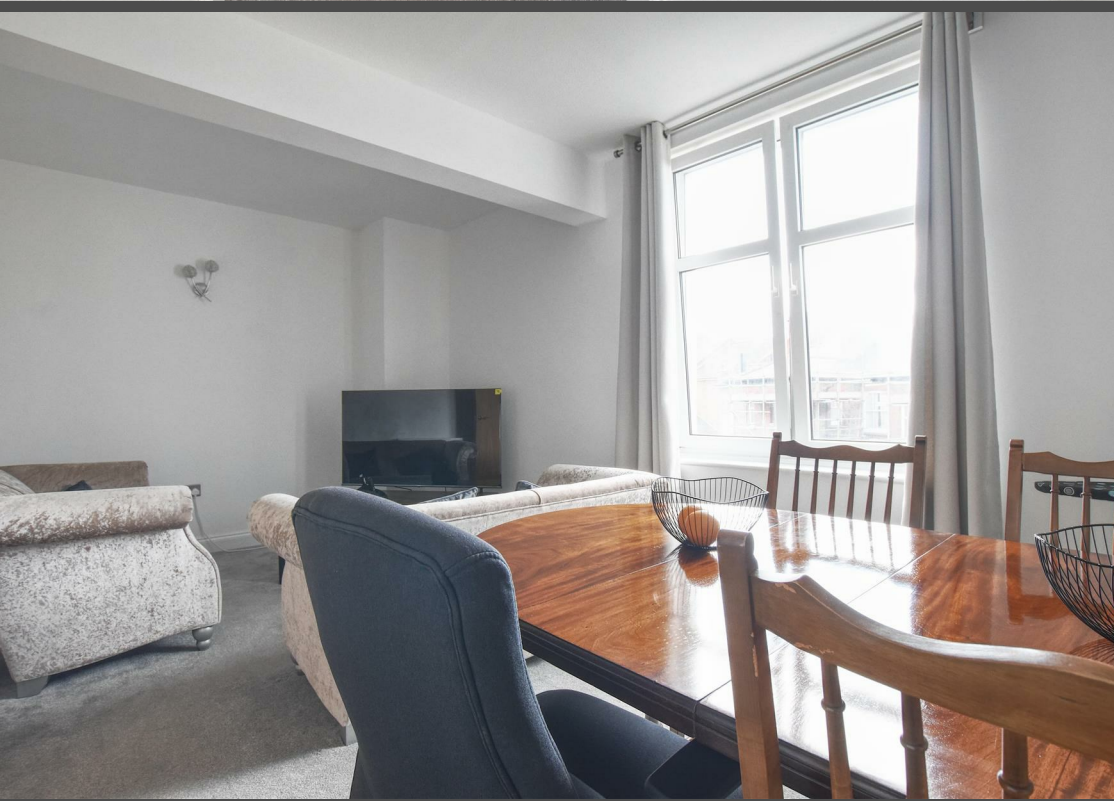
1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

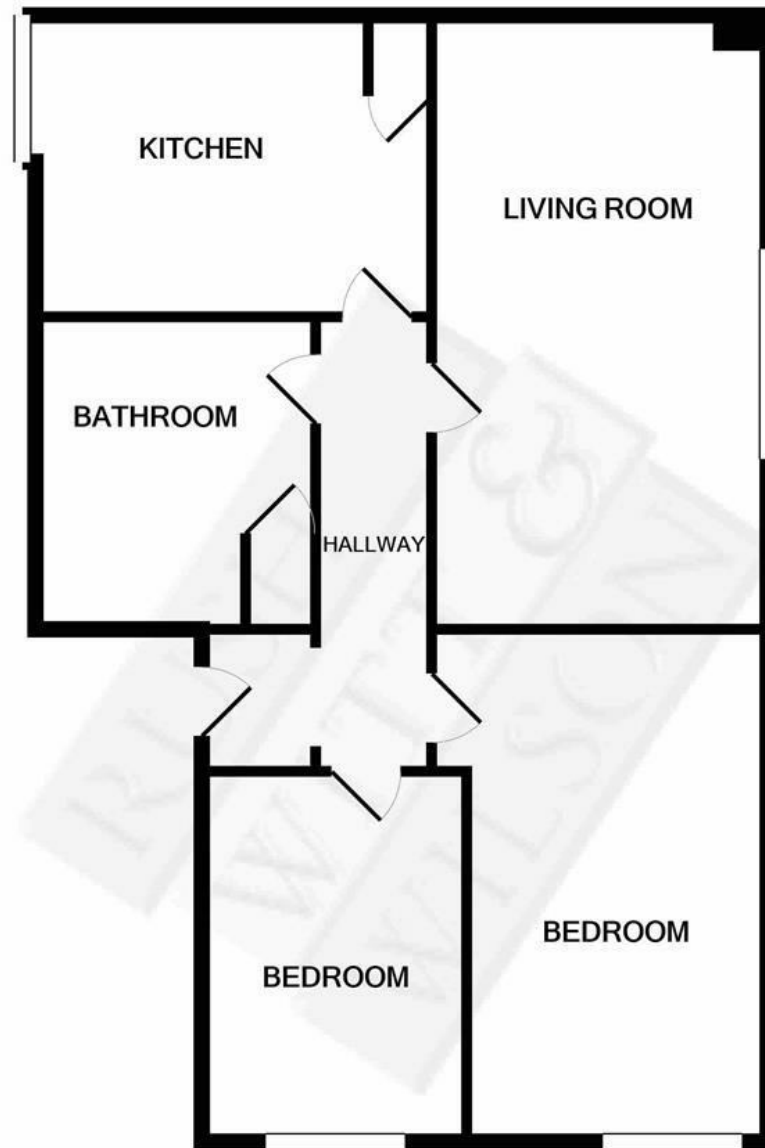
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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

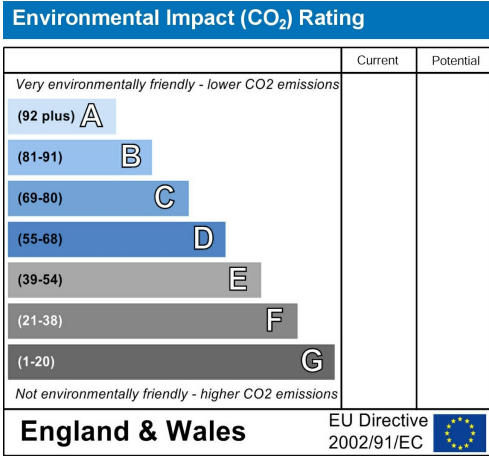
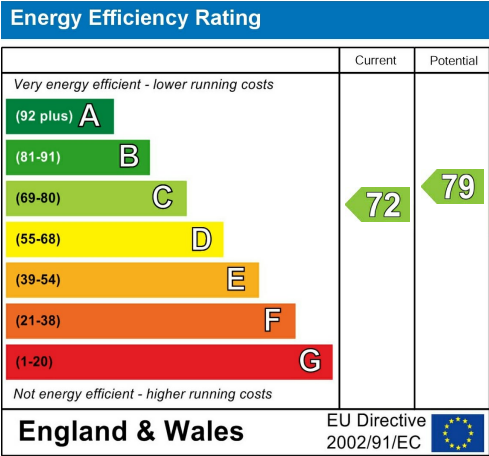
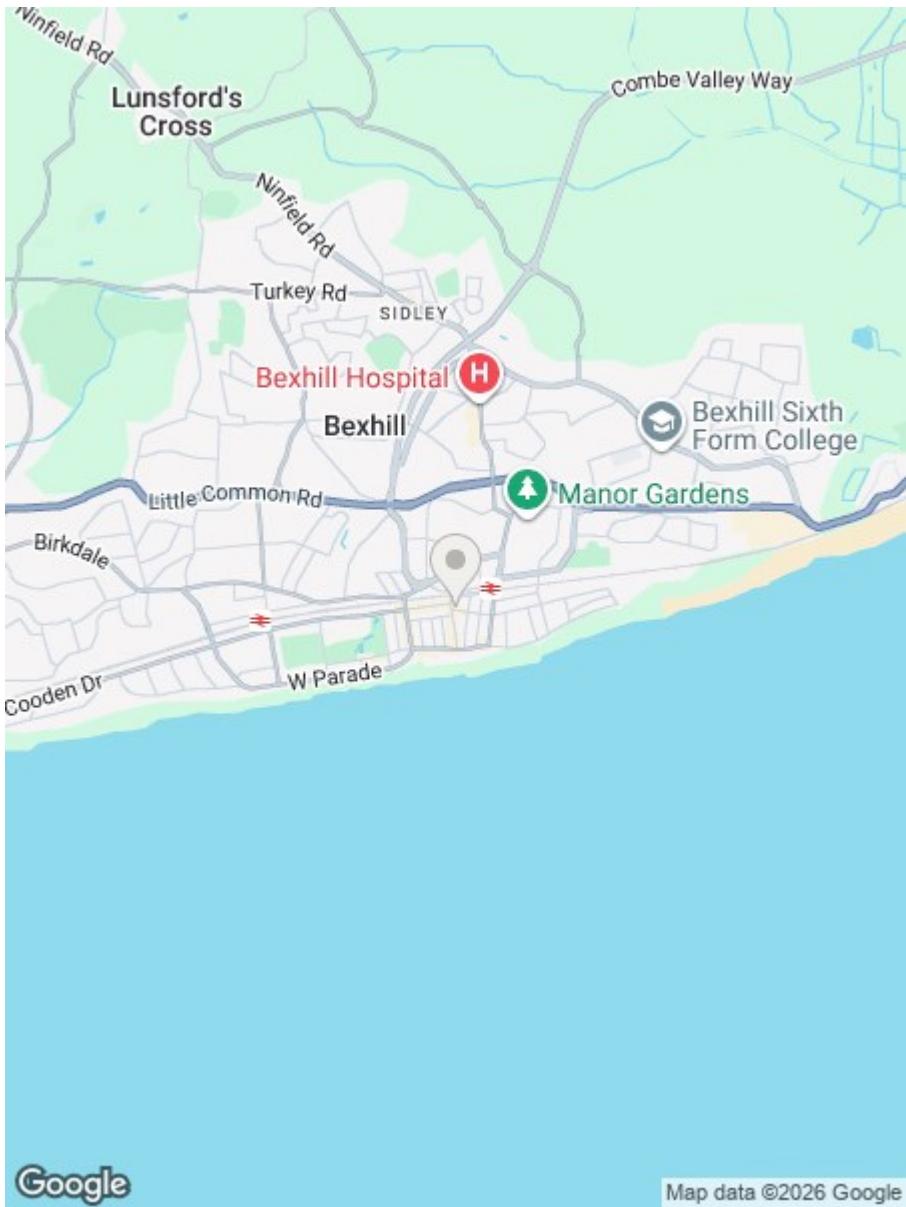




TOTAL APPROX. FLOOR AREA 666 SQ.FT. (61.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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