



## Whitehill Avenue BEXHILL-ON-SEA TN39 3RX

**£220,000**

A newly renovated 2 bedroom first floor flat situated in West Bexhill, forming part of an attractive detached house with large communal gardens and allocated parking - other notable features include; hand-built wooden kitchen, new quality carpets throughout, large loft, stripped pine doors, recently installed separate shower enclosure, roll top bath, very long lease, share of freehold. EPC - D

### Communal Entrance hall

Communal entrance door leading to communal entrance hall with security entry phone, grand communal stair case leading up to first floor landing with private front door leading to private entrance hall.

### Private Entrance Hall

With radiator, two double glazed windows having attractive outlook over the communal gardens, security intercom phone, picture rail, three steps up to living room.

### Living Room

19' 6" into bay x 13' (5.94m x 3.96m) With fireplace, TV aerial point, two radiators, picture rail, ceiling coving, double aspect room with a double glazed bay window having elevated rooftop views towards the sea, further double glazed window overlooking the grounds, velvet Laura Ashley curtains.

### Kitchen

11' x 8' 2" (3.35m x 2.49m) Hand-built wooden kitchen units with new solid beech work surfaces, built in recently installed electric oven with four ring electric hob, cream cooker hood having all been recently installed, recently installed butler sink with bronze mixer tap, space for fridge freezer, wall mounted gas combination boiler (Installed 5/10/17), part tiling to walls, door to spacious larder with shelving, window overlooking the communal garden, Laura Ashley linen blind.

### Bedroom 1

15' x 12' 6" (4.57m x 3.81m) With radiator, double doors to shallow shelved cupboard, picture rail, ornate ceiling coving, leaded light secondary glazed window with outlook over the communal gardens, Laura Ashley silk curtains.

### Bedroom 2

14' 9" x 10' 8" (4.50m x 3.25m) With radiator, wash hand basin with tiled splash back, two built in double wardrobes, picture rail, ceiling coving, door to large walk in storage area, double aspect room with double glazed window with outlook to the front and secondary glazed leaded light window with outlook over the communal gardens.

### Bathroom

Comprising roll top bath with mixer taps and shower attachment, wash hand basin, low levelled WC and separate shower cubicle with chrome fittings having been recently installed, radiator, built in storage cupboard, leaded light window, hatch to large loft space with retractable ladder.

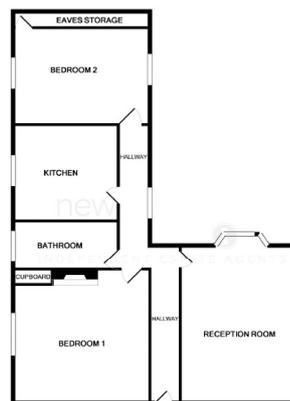
### Outside

The property is set within attractive grounds. To the

front of the property there is a parking area with an allocated parking space, to the side of the property there is an attractive wooded area and a lawned area with mature shrubs and tree's, this stretches round to the rear of the property where again there is a large mainly lawned garden with various flowers and shrubs, externally accessed storage room.

### NB

We have been verbally advised by the owner, that the property is peaceful and quiet, pet friendly. The property is also held on a 940 year lease, has a share of the freehold and maintenance charges are £720 per annum.



While every attempt has been made to ensure the accuracy of the floor plan, complete floor measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for guidance 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 condition or efficiency can be given.  
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### Directions

Proceeding from Bexhill Town Hall Square into London Road, continue to the traffic lights and turn left along the A259. Proceed along and turn left at the Denbigh public house into Whitehill Avenue where the property can be found on the right hand side.

Council tax band - B

