



Burgess & Co are delighted to offer this immaculate two bedroom top floor apartment which benefits from stunning sea views across to the sea and Beachy Head. This prestigious managed retirement block is situated in an ideal location on Bexhill seafront and just a few minutes walk from the Town Centre with all its amenities and mainline railway station. This development benefits from communal facilities including laundry room, games room, residents' lounge and conservatory, visitor suites are also available and there is secure underground parking. This light, bright south facing apartment benefits from two bedrooms, split level living room/dining room with direct views out to sea, modern fitted kitchen and shower room/WC. The property also benefits from UPVC double glazing, modern energy efficient electric heaters and emergency pull cords in all rooms. This property is being offered Chain Free and we highly recommend an internal inspection to fully appreciate this spacious apartment.

Security entry phone system into:

Communal Entrance Hall

With access to the lift and stairs. This property can be found on the sixth floor.

Private door leading into:

Entrance Hall

With storage cupboard, entry phone system, airing cupboard with shelving, electric panel heater.

Living Room/Dining Room

20'7 x 10'6 (6.27m x 3.20m)

This spacious Living Room/Dining Room is a real feature of the property and benefits from a raised split level area with open balustrade and benefits from stunning direct views out across the sea and views across towards Beachy Head, electric heater.

Kitchen

10'5 x 9'3 (3.18m x 2.82m)

This modern fitted Kitchen provides an excellent range of storage with a variety of wall mounted and under work surface cupboards and drawers, integral fridge-freezer, AEG double oven, stainless steel AEG ceramic hob with extractor hood over, modern cream ceramic sink with drainer and chrome mixer tap, partially tiled walls. Stunning views out across to the north of Bexhill.

Bedroom 1

17'6 x 8'5 (5.33m x 2.57m)

This double Bedroom again benefits from beautiful sea views. It benefits from a wide range of fitted furniture providing a large amount of built-in storage including full height wardrobes with hanging space, wall mounted cupboards and bedside cabinets. There is also a fitted dressing table area with additional storage, electric panel heater.

Bedroom 2

9'4 x 8'3 (2.84m x 2.51m)

Benefitting from northerly views out across Bexhill, fitted wardrobes providing shelving and hanging space, electric panel heater.

Shower Room/WC

This modern Shower Room/WC is fully tiled and benefits from large walk-in shower cubicle with wall mounted controls and shower head, low level WC, pedestal wash hand basin, wall mounted heated towel rail, wall mounted storage cabinet with mirrored doors and additional cupboard providing ample storage, extractor fan, Dimplex heater.

Outside:

There is an allocated parking space in the underground parking area.

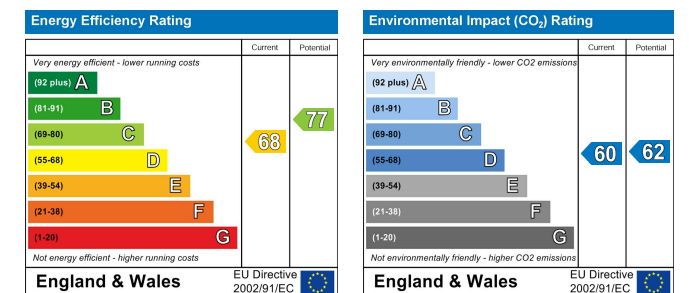
NB:

We have been advised that the lease is 125 years from 25th March 1990.

We have been advised that the maintenance is approximately £243 per month and this includes general maintenance of the building itself and outside spaces, heating and lighting in all communal areas, buildings insurance, water and sewerage rates and use of the communal facilities. The ground rent is £150 per annum.

NB:

Access and parking can be found to the rear of the building and vehicle access is via Wilton Road.





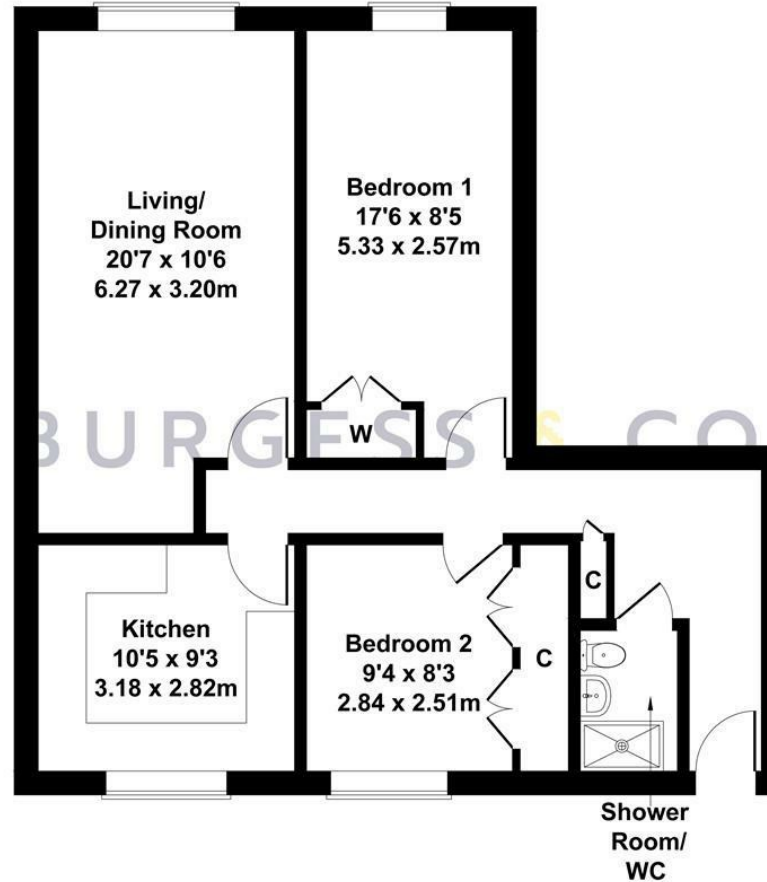






Marina Court

Approximate Gross Internal Area
710 sq ft - 66 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

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