



Shellbourne House
Approximate Gross Internal Floor Area
1410 sq. ft / 130.99 sq. m

BURGESS & CO.
01424 222255

Flat 3 Shellbourne House, Marina, Bexhill-On-Sea, TN40 1BL

£350,000 Leasehold



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Burgess & Co are delighted to bring to the market this unique, bright and spacious apartment on the first floor of this charming period seafront property with many original features. Ideally situated being a short stroll to the seafront with promenade, the iconic De La Warr Pavilion, the town centre with its array of shopping facilities, restaurants, mainline railway station and bus services. The property is accessed via a communal entrance with stairs to the first floor and a private front door. The accommodation comprises a hallway, a 24'5ft living/dining room with feature bay window with uninterrupted sea views and access to a balcony area, a modern kitchen with access to a rear balcony area, three bedrooms, a family bathroom and a separate cloakroom. The property benefits from double glazing, gas central heating and an excellent standard of decoration throughout. Viewing is essential to fully appreciate all that this apartment has to offer as well as the amazing sea views.

Communal Entrance Hall

With stairs to

First Floor

With private front door to

Entrance Hall

With radiator, three fitted cupboards.

Living/Dining Room

24'5 x 19'2

A lovely bright & spacious room with three vertical radiators, feature fireplace, original features, double glazed bay window to the front enjoying uninterrupted direct sea views and a double glazed door to providing access to

Balcony

Enjoying a southerly aspect with direct sea views from East to West.

Kitchen

15'3 x 8'5

Comprising range of modern wall, base & drawer units, worksurfaces, inset stainless steel sink unit, inset electric hob with extractor hood over, fitted eye level oven, integrated fridge/freezer, space for dishwasher & washing machine, wall mounted boiler, radiator, two double glazed sash windows to the rear, door to private balcony area.

Cloakroom

5'3 x 3'5

Comprising low level w.c, vanity unit with inset wash hand basin, radiator, double glazed sash window to the rear.

Bedroom

16'9 x 15'4

With radiator, two fitted wardrobes, two double glazed sash windows to the rear.

Bedroom

11'7 x 11'5

With radiator, double glazed sash window to the side.

Bedroom

11'8 x 7'4

With radiator, double glazed sash window to the side.

Bathroom

8'7 x 7'9

Comprising modern shower cubicle, panelled bath, vanity unit with inset wash hand basin, low level w.c, heated towel radiator, double glazed sash window.

NB

There is the remainder of a 145 year Lease ending on 23 June 2170. We have been advised that the service charge is £209 pcm. Council tax band: TBC

