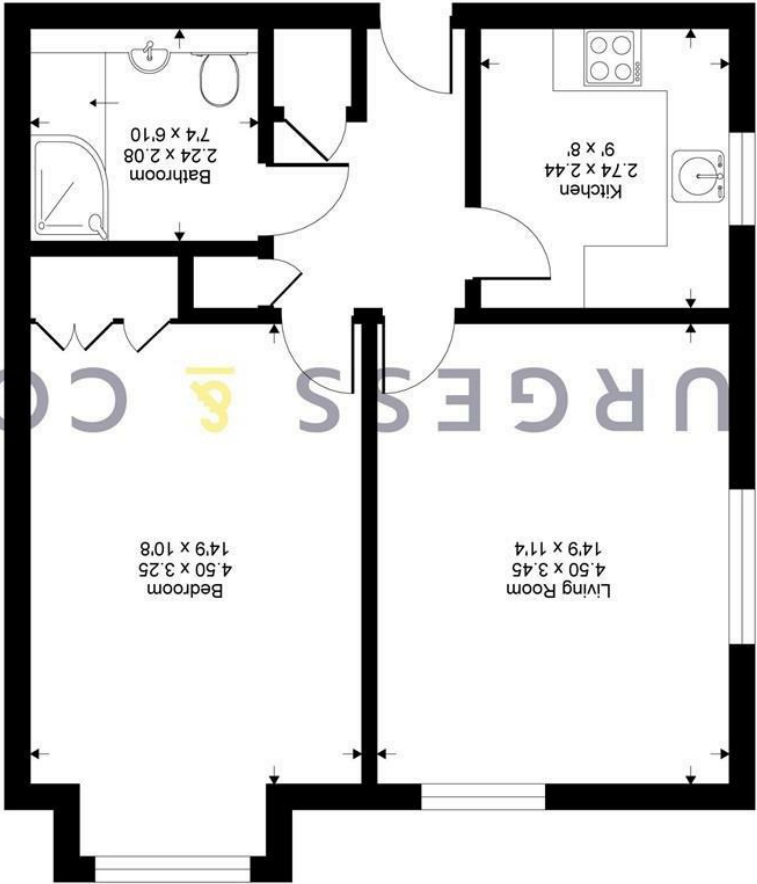




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPRS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Marina Court, TN40
Approximate Gross Internal Area = 52.2 sq m / 562 sq ft

BURGESS & CO.
01424 222255

Flat 64 Marina Court, 35-37 Marina, Bexhill-On-Sea, TN40 1BW

£150,000 Leasehold



Burgess & Co are delighted to present to the market this bright and spacious one bedroom retirement property, located on the sixth floor of this popular over 55's residential building. Ideally situated being a short stroll to the seafront with the iconic De La Warr Pavilion, the town centre with its array of shopping facilities, restaurants, mainline railway station and bus services. The property enjoys uninterrupted sea views across and the accommodation comprises an entrance hall, a living room, a kitchen, a double bedroom and a shower room. Further benefits include no onward chain, communal lounge, laundry room, lift access to all floors, and double glazed windows. Viewing is recommended by vendors sole agents.

Communal Entrance Hall

With stairs or lift to all floors.

Sixth Floor

With private front door with security peephole leading to

Entrance Hall

With night storage heater, airing cupboard, further built-in cupboard.

Living Room

14'9 x 11'4
With electric heater, dual aspect with double glazed window to the front & side.

Kitchen

9'0 x 8'0
Comprising matching range of wall & base units, worksurface, tiled splashback, inset stainless steel sink unit, inset electric hob with extractor hood over, fitted oven, space for appliances, double glazed window.

Bedroom

14'9 x 10'8
With electric heater, double glazed window.

Shower Room

7'4 x 6'10
Comprising corner shower cubicle, vanity unit with inset wash hand basin, low level w.c, fitted storage, heated towel radiator, partly tiled walls, extractor fan.

NB

There is the remainder of a 125 year Lease from 25 March 1990 and we have been advised that the service charge is approximately £490 pcm, which includes water rates and the ground rent is £150 pa. Council tax band: C

