

**9 Dalmore Court Marina,
Bexhill-On-Sea, East Sussex TN40 1BG
£1,150 Per Month**

This well-presented TWO BEDROOM FLAT is located on the second floor of a purpose-built building and features beautiful SEA VIEWS along with a WEST-FACING BALCONY. The accommodation comprises TWO BEDROOMS, a spacious sitting room with access to the private balcony, a fitted kitchen, and a MODERN BATHROOM. Internal features include GAS CENTRAL HEATING through radiators and DOUBLE GLAZED WINDOWS. The second floor can be accessed via communal stairs or a lift.

Externally, the PRIVATE BALCONY offers stunning sea views. The property is situated in a desirable location, close to the picturesque seafront and local amenities, allowing residents to enjoy the best of coastal living, with easy access to shops, cafes, and recreational facilities.

Terms: £1250 Deposit, 1st months' rent in advance. Following your viewing, in order to proceed with an application, a holding deposit equivalent to one weeks rent will be required to hold the property whilst references are being obtained. This will be taken off of your first months rent on move in upon successful completion of the referencing process. Please contact a member of staff for further details. For more information or to book a viewing, please call (01424) 225 588. We are members of The Property Redress Scheme and CMP (client money protect scheme CMP002697)

Communal Entrance Hall

Entry phone system, stairs and lift to second floor.

Entrance Hall**Sitting Room**

23'7" x 9'9" (7.19 x 2.97)

Kitchen

10'10" x 5'2" (3.30 x 1.57)

Inner Hall**Bedroom One**

11'5" x 9'8" (3.48 x 2.95)

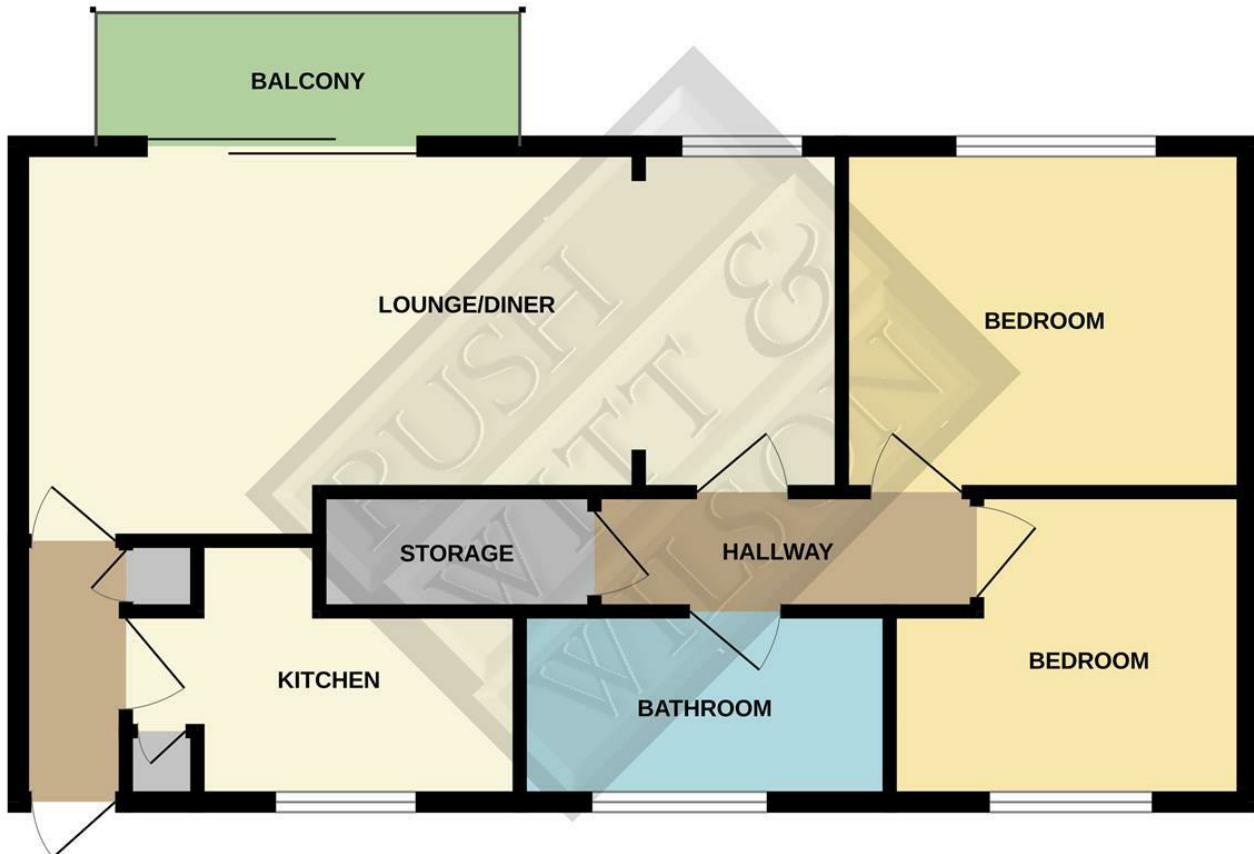
Bedroom Two

8'7" x 7'9" (2.62 x 2.36)

Bathroom**Private Balcony****Agents Note**

These particulars are produced in good faith, but are intended to be a general guide only. It should also be noted that any measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these particulars have been tested unless required. Further information on broadband and mobile coverage and speeds can be found at Ofcom.org.uk/phones-and-broadband/coverage-and-speeds/Ofcom-checker/ According to the gov.uk website the property is located in an area at low or very low risk of flooding.

SECOND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	74	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		