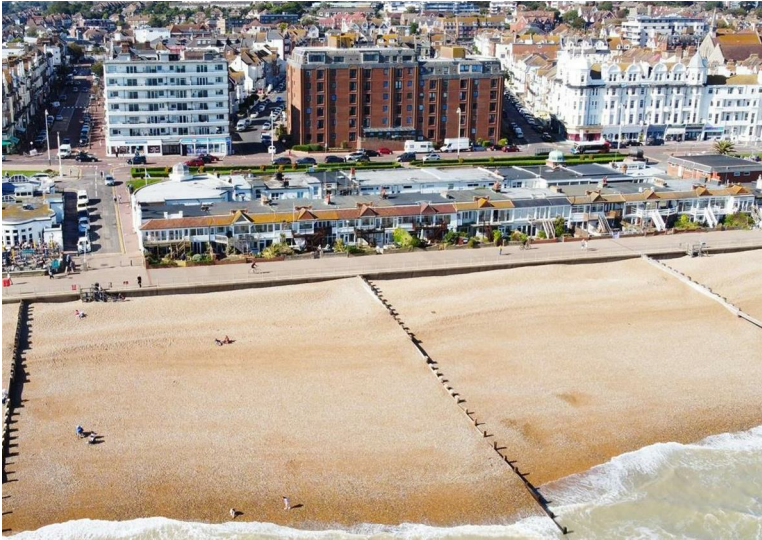


**RUSH
WITT &
WILSON**



**58 Marina Court Marina, Bexhill-On-Sea, East Sussex TN40 1BW
£167,500**

A well presented one bedroom, fifth floor seafront apartment, situated in this over 55's retirement block, comprising open plan kitchen/dining/living room, a double bedroom, fitted bathroom, south facing with stunning sea views, Juliet balcony, situated in the heart of Bexhill town centre with its wide range of amenities, a stones throw away from Bexhill seafront and short walking distance to Bexhill's mainline train station. Viewing comes highly recommended by RWW sole agents. Council Tax Band C.



Communal Entrance Hallway

With stairs and lift access to the fifth floor.

Private Entrance Hallway

With entrance door, radiator, large airing cupboard with slatted shelving and housing the hot water cylinder.

Kitchen

10'2" x 6'0" (3.11 x 1.85)

Fitted kitchen comprising matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, four ring electric hob, integrated electric oven, space for under counter fridge/freezer, space for under counter dishwasher, tiled splashbacks.

Living/Dining Room

15'10" x 9'6" (4.84 x 2.92)

Double glazed windows and Juliet balcony overlooking the southerly aspect with far reaching sea views, radiator, space for dining table.

Bedroom

15'10" x 8'6" (4.85 x 2.61)

Double glazed windows to the front elevation with beautiful far reaching sea views, radiator, built in wardrobe cupboards with sliding doors, hanging space and shelving.

Bathroom

Suite comprising wc with low level flush, pedestal mounted wash hand basin with hot and cold taps, panelled enclosed bath with chrome controls and chrome hand/shower attachment and showerhead, obscured double glazed windows to the side elevation, chrome heated towel rail, part tiled walls,

Communal Facilities

Communal lounge with seafront facing conservatory, laundry room, guest suite and games room.

Gated Underground Carpark

With allocated parking bay with allocated parking space and additional car park to the outside of the building for residents use.

Lease and Maintenance

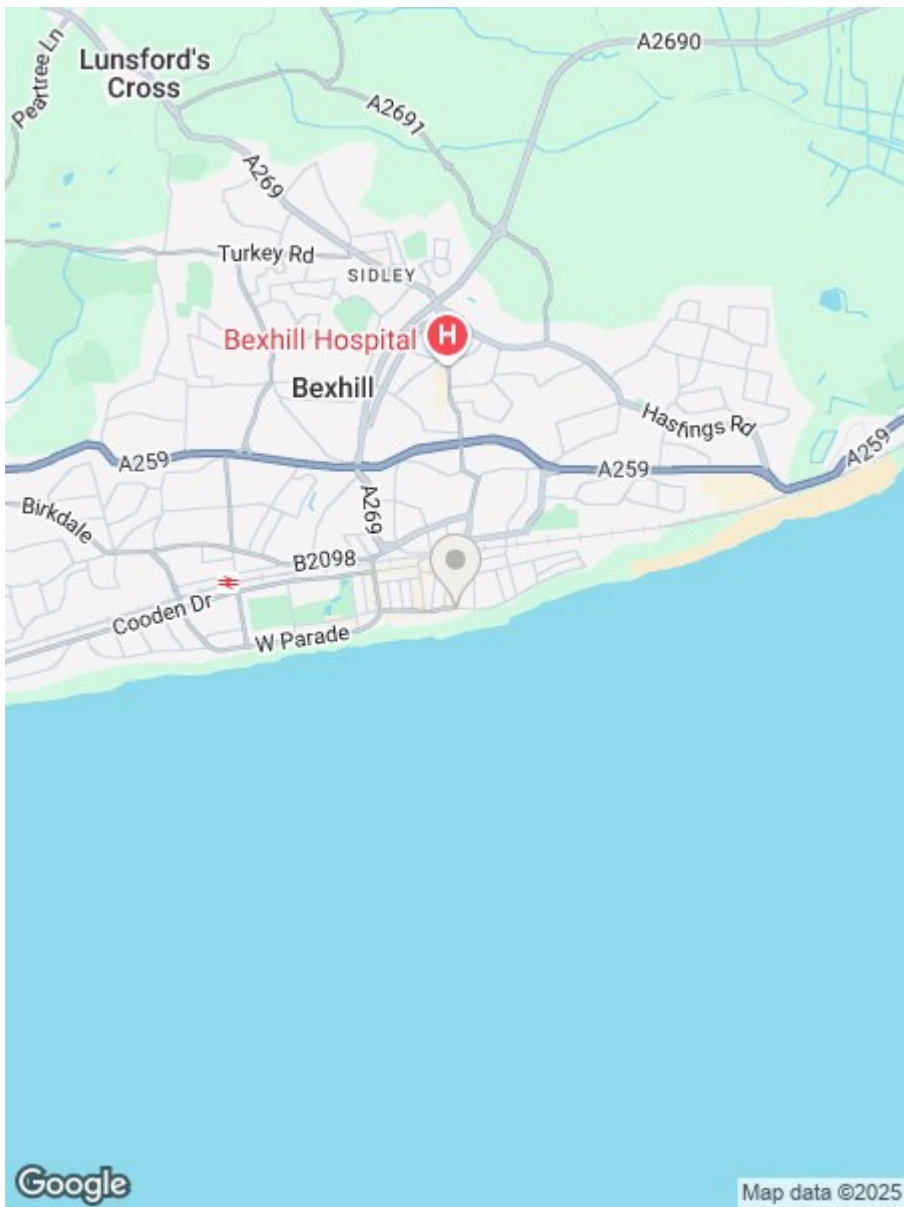
Remainder of a 125 year lease. Service charge £300 pcm which includes water rates.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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Lettings & Property Management**



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