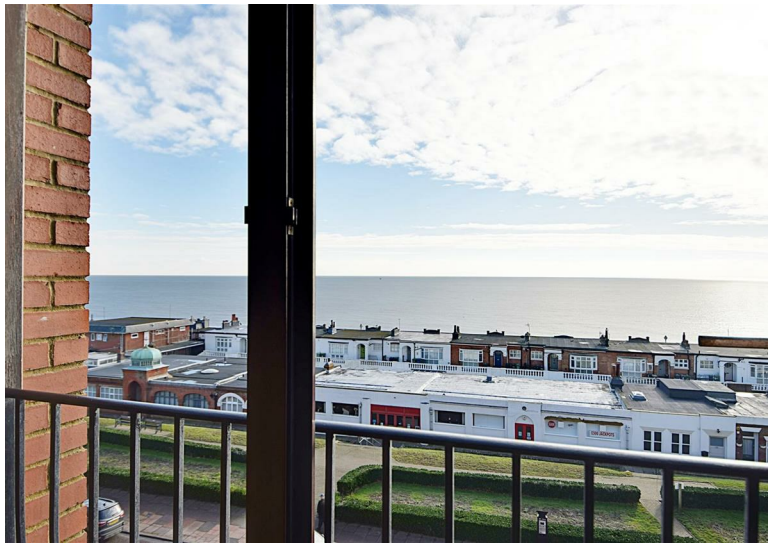
35 Marina Court 35-37 Marina, Bexhill-On-Sea, East Sussex TN40 1BW
£159,000

A beautifully presented one bedroom, third floor seafront apartment, situated in this popular over 55's block on Bexhill seafront. Offering bright and spacious accommodation throughout the property comprises a south facing living room with picturesque views across the sea, kitchen/breakfast room, a double bedroom, fitted shower room suite. Other internal benefits include electric radiators and double glazed windows and doors throughout. Viewing comes highly recommended by RWW sole agents. Council Tax Band C.



Communal Entrance Hallway
With stairs and lift leading to the third floor.

Private Entrance Hall
With entrance door, radiator, storage cupboard, large airing cupboard housing the hot water cylinder and slatted shelving.

Living Room
16'0" x 9'6" (4.89 x 2.91)
With double glazed French doors with Juliet balcony to the front elevation with stunning views across Bexhill seafront to the sea, radiator.

Kitchen/Breakfast Room
10'3" x6'1" (3.14 x1.87)
Fitted kitchen with matching a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven, four ring electric hob, space for under counter fridge and freezer, tiled splashbacks.

Bedroom
16'0" x 8'7" (4.90 x 2.62)
Double glazed windows the front elevation with stunning views across the sea towards Beachy Head, radiator, built in wardrobe cupboard with hanging space.

Shower Room
Suite comprising wc with low level flush, pedestal mounted wash hand basin with hot and cold tap, large walk in shower cubicle with chrome wall mounted shower controls, shower attachment and showerhead, heated towel rail, part tiled walls, obscured double glazed windows to the side elevation.

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

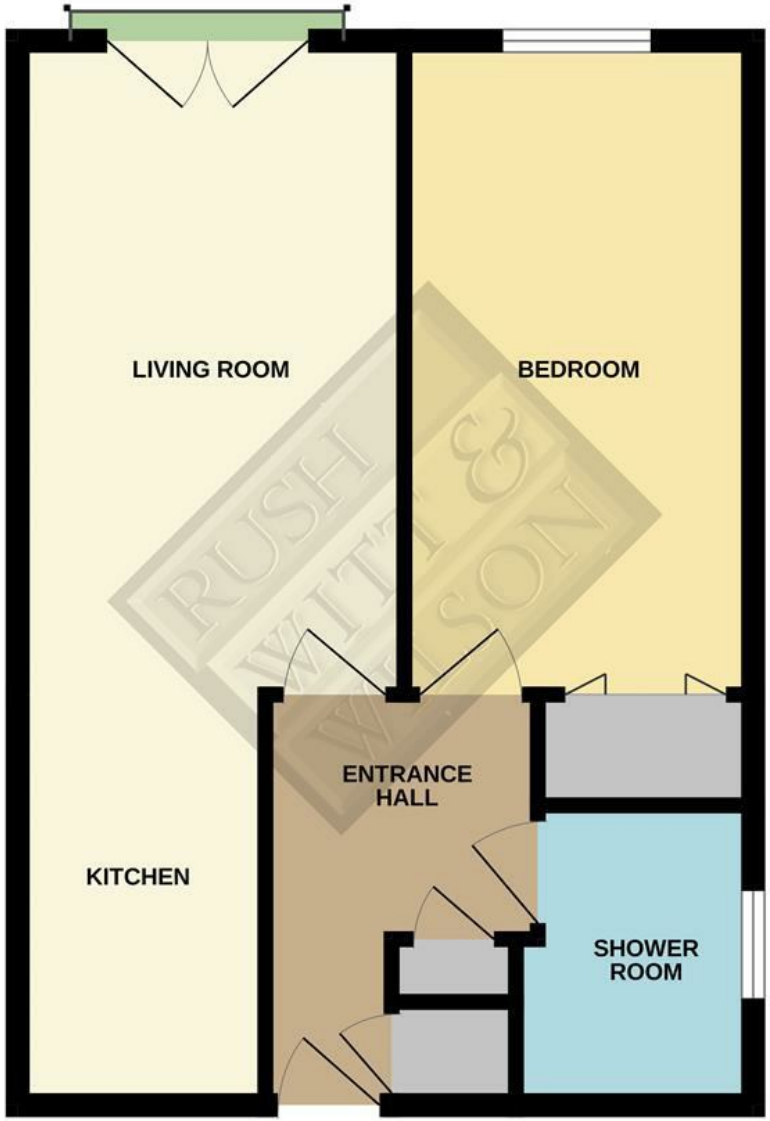
Lease and Maintenance
Remainder of 125 years lease from 1990. Service charge £300 pcm which includes water rates.

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

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.

3RD FLOOR
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 471 sq.ft. (43.7 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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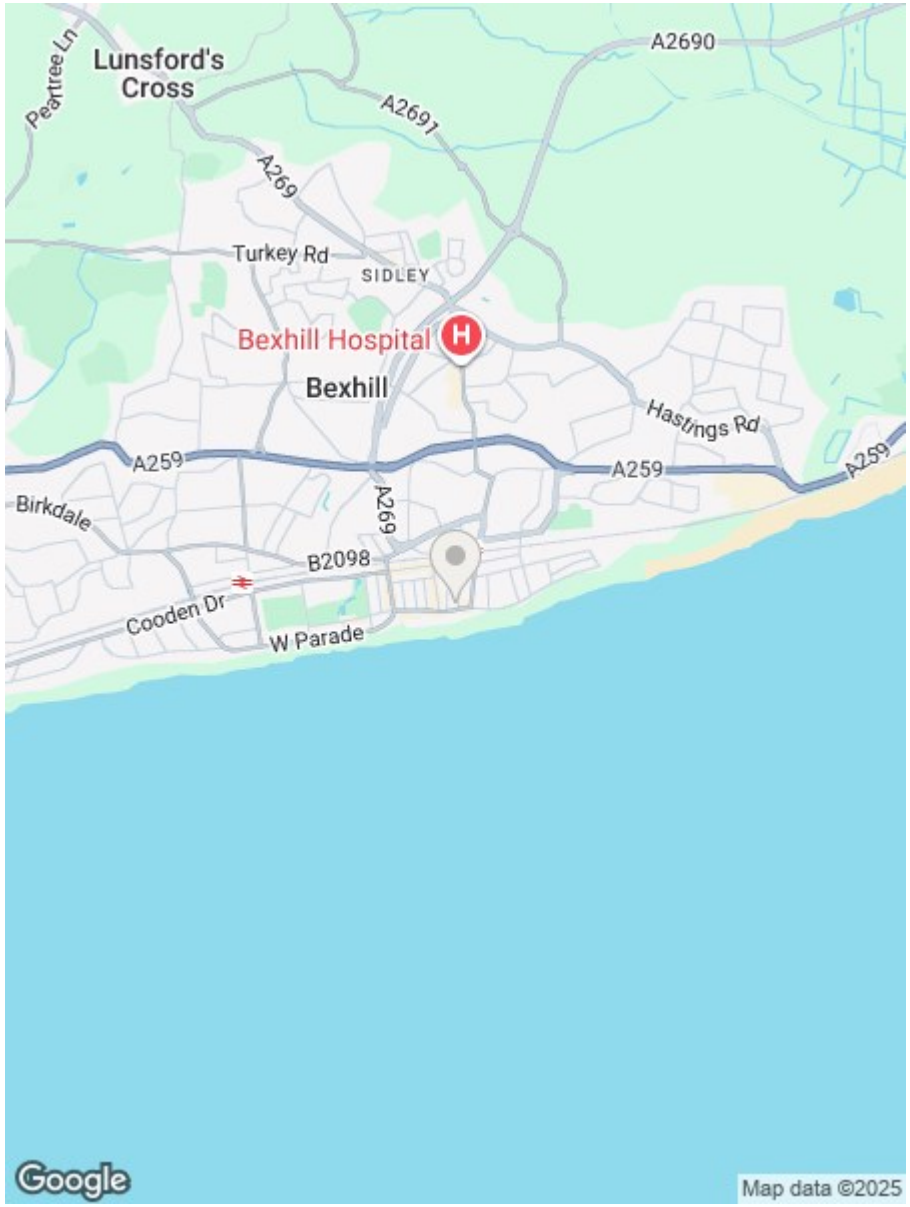

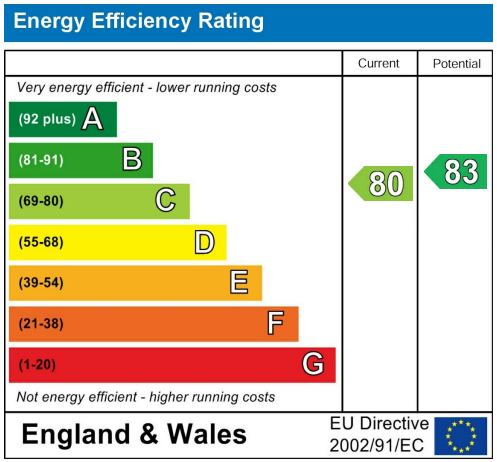

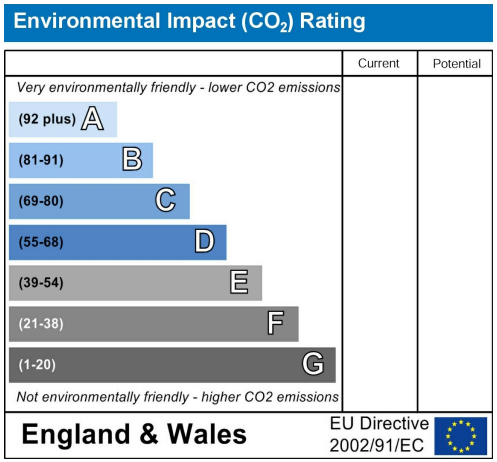

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