

**RUSH  
WITT &  
WILSON**



**Girvan Upper Sea Road, Bexhill-On-Sea, TN40 1FL  
£130,000 Leasehold**

# About the property

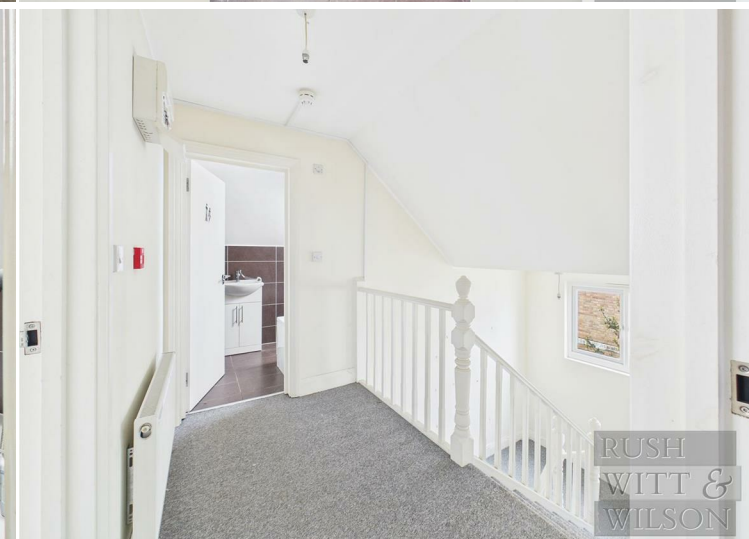
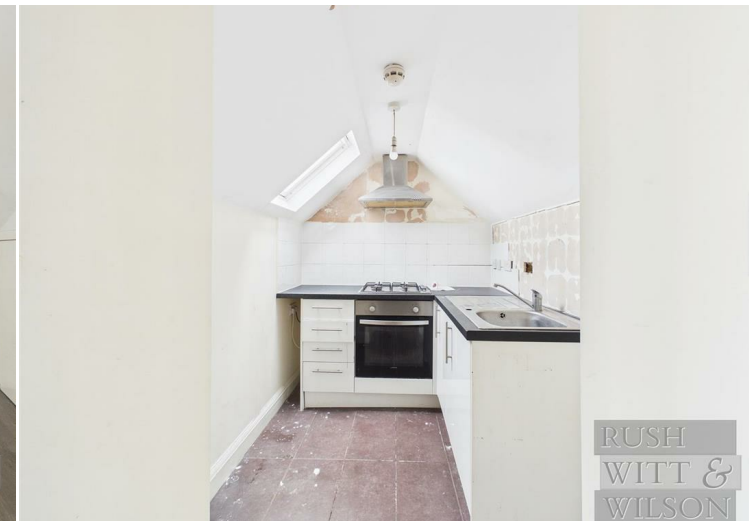
Bright and beautifully presented, this top-floor one-bedroom apartment on Upper Sea Road enjoys elevated views across Bexhill on Sea towards the seafront, offering an ideal blend of coastal charm and contemporary convenience.

The property features a generous living room filled with natural light, a separate modern kitchen, and a spacious double bedroom, all thoughtfully arranged to create a stylish and comfortable home. Perfectly positioned within easy walking distance of Bexhill railway station and the town centre, residents can enjoy excellent transport connections alongside an array of boutique shops, cafés, and local amenities.

An excellent opportunity for first-time buyers, investors, or those seeking a seaside retreat.

## Lease Information:

Offered leasehold with approximately 116 years remaining on the lease. Vacant possession available. Early viewing is highly recommended through RWW sole agents.





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

48.3 m<sup>2</sup>  
520 ft<sup>2</sup>

**Reduced headroom**

1 m<sup>2</sup>  
11 ft<sup>2</sup>

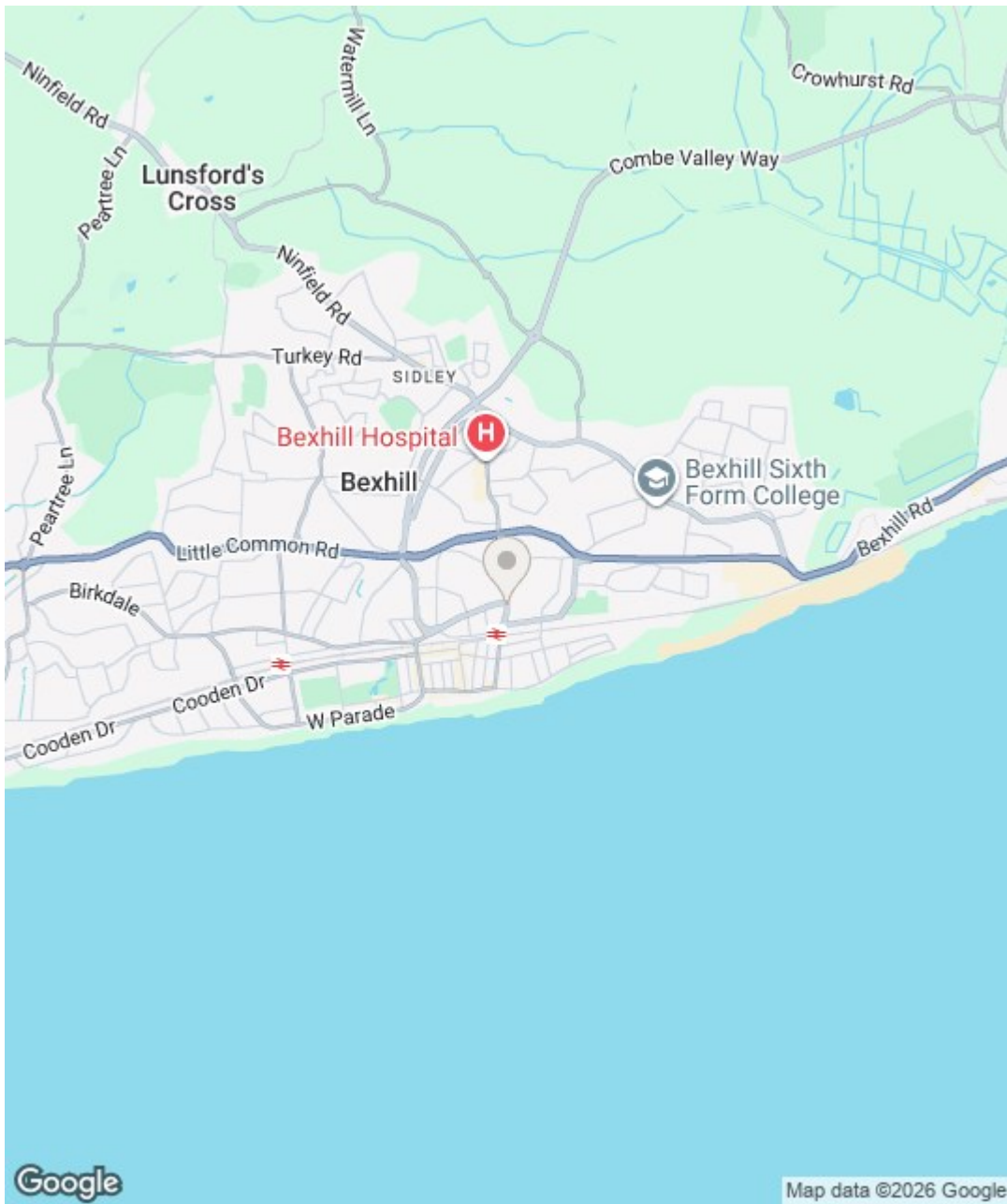
(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



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

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