

Flat 4, Lancaster Court 11 Marina, Bexhill-On-Sea, East Sussex TN40 1DA
£229,995 Share of Freehold

A stunning two bedroom seafront apartment, situated opposite the 'De La Warr Pavilion' and within a stones throw of Bexhill Beach, Bexhill town centre and Bexhill train station, which offers direct links to London Victoria, Gatwick Airport & Ashford International. Internally, the property comprises, fitted kitchen, south facing living room with sea views and balcony, dining area, two double bedrooms and a bathroom suite. Other benefits include gas central heating, double glazed windows and doors throughout and ample storage space available. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents.







Communal Entrance Hallway
Stairs rising to the top floor.

Private Entrance Hallway
Stairs rising to the first floor, double radiator.

Additional Storage Space
Accessed via the hallway providing ample storage space which is fully boarded.

Kitchen
9'5 x 7'3 (2.87m x 2.21m)
Fitted with a range of matching wall and base level units, laminate straight edge worktop surfaces, integrated electric oven, four ring electric hob with extractor canopy above, one and a half bowl sink with drainer and mixer tap, space for freestanding fridge and freezer, utility cupboard with space and plumbing for washing machine and tumble dryer, stunning wood flooring, tiled splashbacks.

Living Room
17'1 x 12'2 (5.21m x 3.71m)
Double glazed window and door overlooking the front elevation, stunning views of the picturesque De La Warr Pavillion and towards the sea with far reaching sea views, double glazed door giving access onto the sun balcony, double radiator, wood flooring.

Dining Area
13'1 x 6'3 (3.99m x 1.91m)
Double radiator.

Bedroom One
12'2 x 12'2 (3.71m x 3.71m)
Double glazed window to the rear elevation, radiator, built-in wardrobe cupboard.

Bedroom Two
10'5 x 9'10 (3.18m x 3.00m)
Double glazed window to the front elevation with stunning views towards the sea, radiator, built-in wardrobe cupboards, wood flooring.

First Floor

Landing
Access to loft space.

Bathroom
Modern suite comprising wc with low flush, wash hand basin with mixer tap, panelled bath with chrome mixer tap, additional wall mounted shower controls, chrome shower attachment and rain effect shower head.

Lease & Maintenance
Share of Freehold with 933 years remaining on the lease.
Maintenance £1200.00 per annum

Agents Note
Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

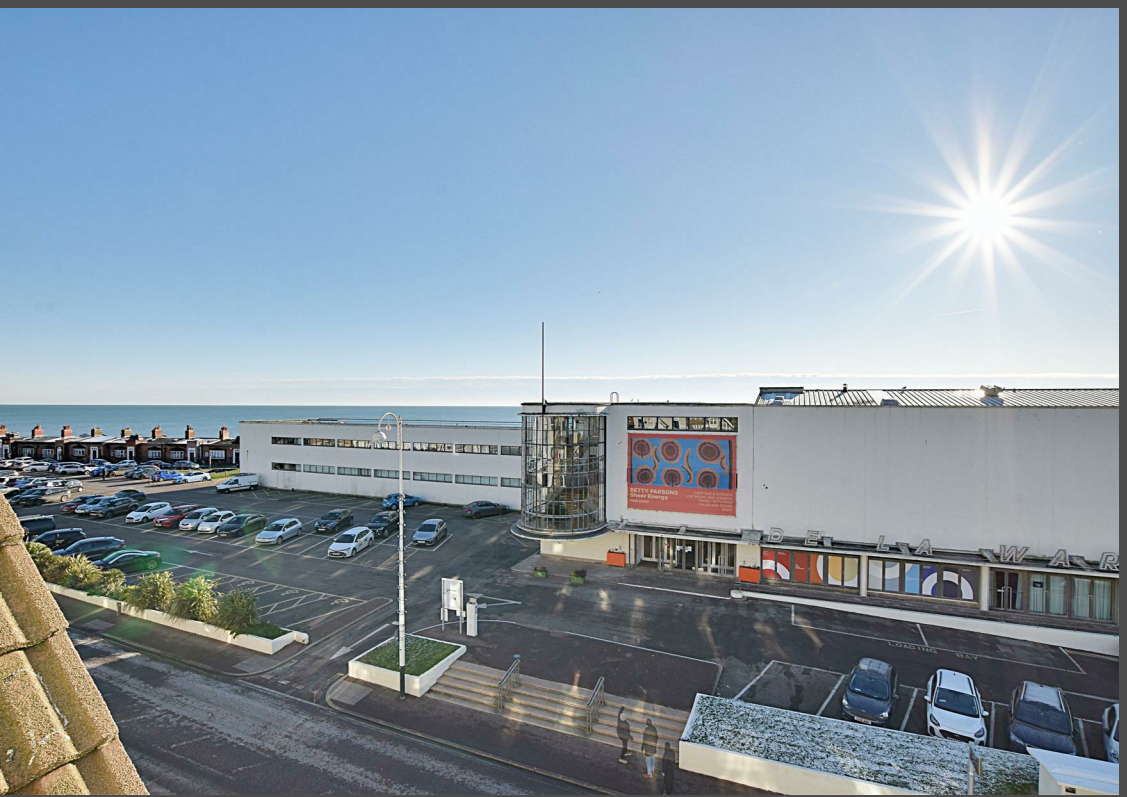
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4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

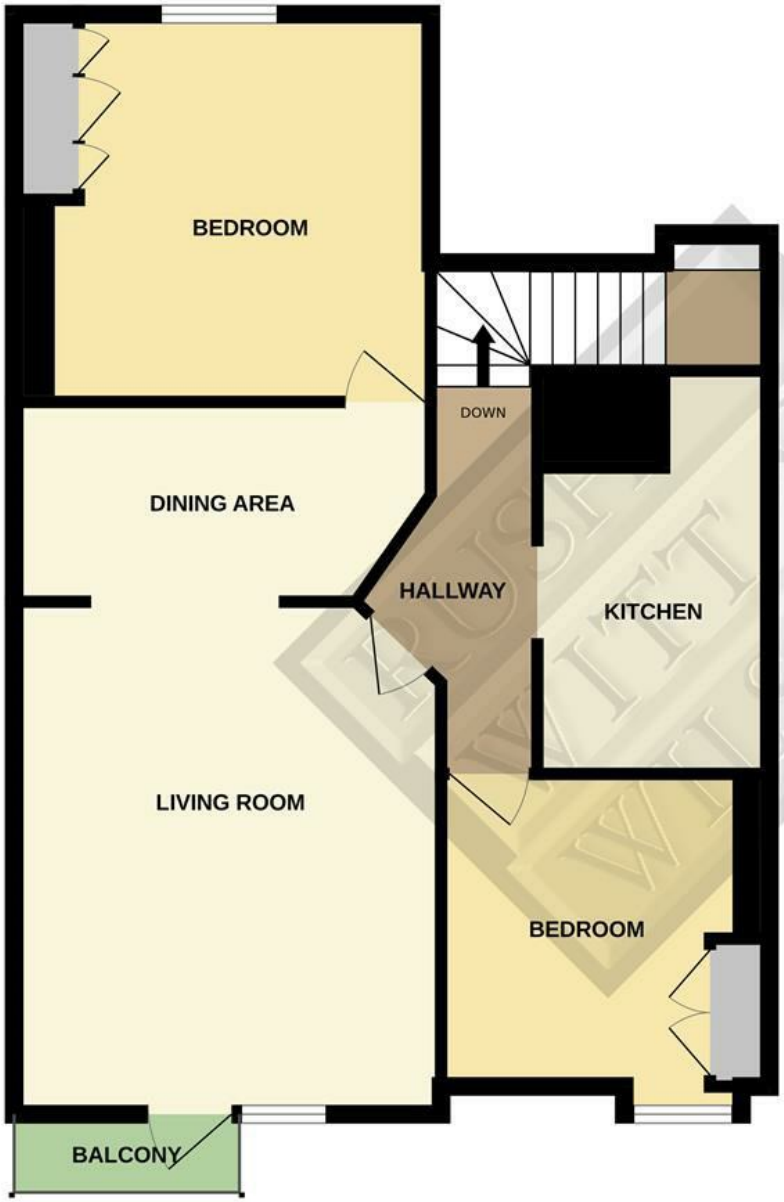




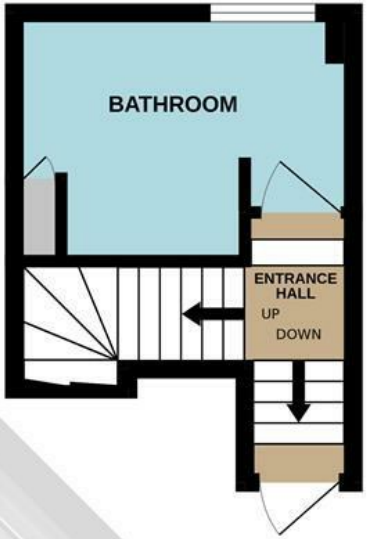




3RD FLOOR
717 sq.ft. (66.6 sq.m.) approx.

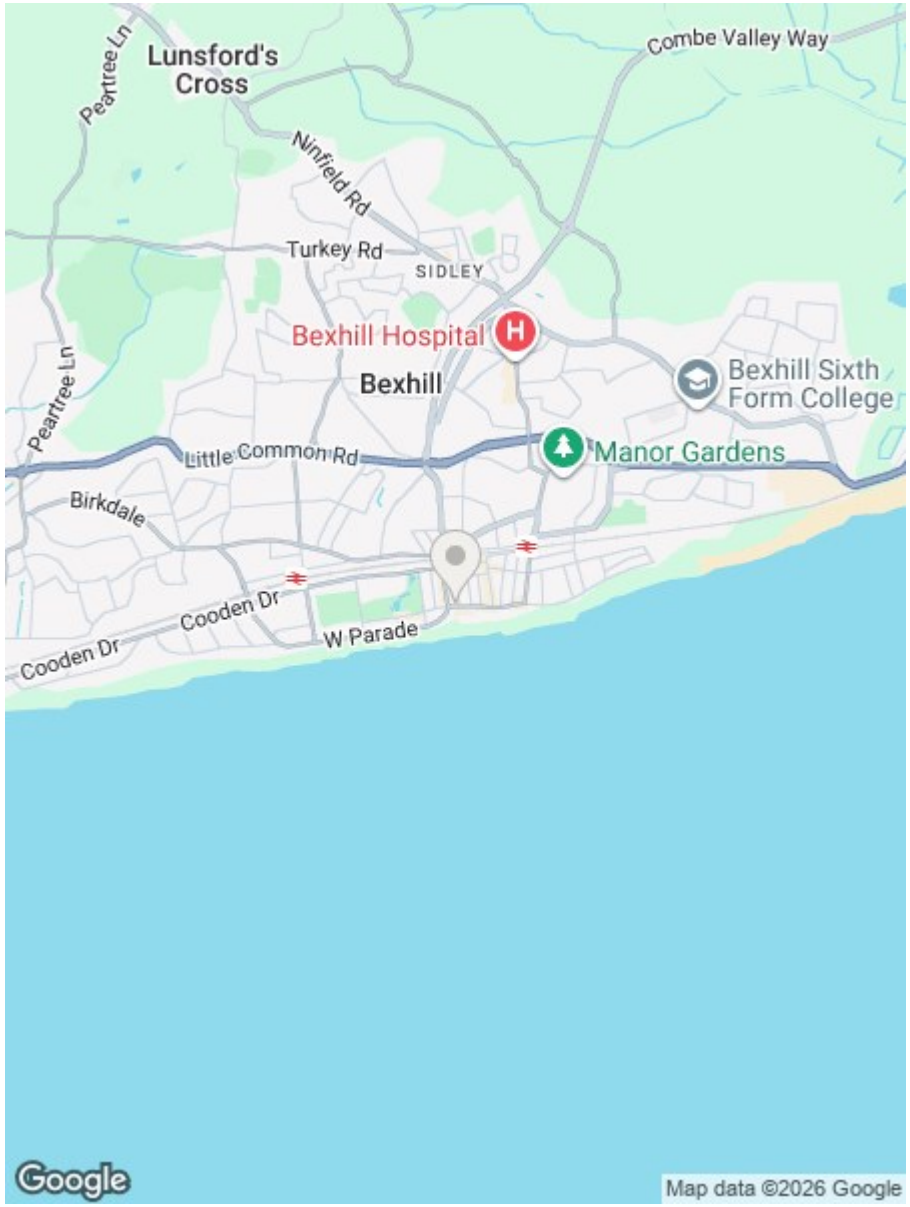


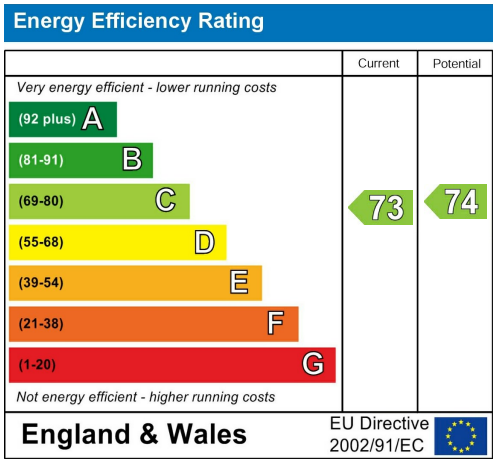
2ND FLOOR
133 sq.ft. (12.3 sq.m.) approx.

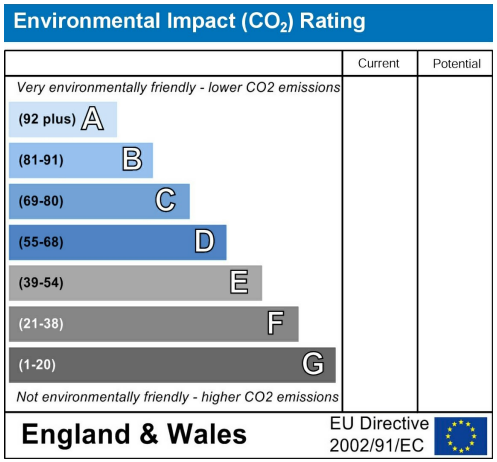


TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.

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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