23, Clock Tower Court Park Avenue, Bexhill-On-Sea, East Sussex TN39 3HP
Offers In Excess Of £150,000 Leasehold

A well presented two bedroom ground floor apartment situated in a sought after and highly convenient location, within very close proximity to Bexhill picturesque seafront, De La Warr Pavilion, Bexhill Town Centre which offers a wide range of amenities and the train station offering direct links to London Victoria, London Gatwick and Ashford International. Offering bright and spacious accommodation throughout the property comprises large living/dining room with access to a private balcony, two double bedrooms, a modern fitted kitchen, modern shower room. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Viewings come highly recommended by Rush Witt & Wilson sole agents.

Communal Entrance Hallway
Leading to:

Private Entrance Hallway
Entrance door, entry phone system, radiator, storage cupboard, doors off to the following:

Living/Dining Room
27'2 x 11'10 (8.28m x 3.61m)
Dual aspect with double glazed windows to the front and rear elevations, views to the front looking out onto Edgerton Park, double glazed panelled French doors with access onto the sun balcony, two double radaitors.

Kitchen
9'5 x 8'1 (2.87m x 2.46m)
A modern fitted kitchen with a range of matching wall and base level units, laminate straight edge worktop surfaces, sink with side drainer, space for free standing cooker, space for free standing fridge/freezer, space for dishwasher, tiled splashbacks, extractor canopy, gas central heating boiler.

Bedroom One
13'5 x 11'7 (4.09m x 3.53m)
Double glazed window to the front elevation, double radiator, additional wall mounted electric radiator, built in wardrobe cupboard with hanging space.

Bedroom Two
14'0 x 9'10 (4.27m x 3.00m)
Double glazed window to the front elevation, two sets of built in wardrobe cupboards, double radiator.

Shower Room
A modern suite comprising low level wc, pedestal mounted wash hand basin with mixer tap, large walk in shower cubicle with wall mounted shower controls, chrome shower attachment and chrome shower head, linen cupboard with shelving, chrome heated towel rail, tiled walls and tiled flooring, obscure double glazed window to the rear elevation.

Lease & Maintenance
There are 933 years remaining on the lease.
Annual ground rent is £11.00 as advised by the vendor.
Annual service charge is £2700.00 as advised by the vendor.

Agents Note
Council Tax Band - C

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).

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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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

GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.

TOTAL FLOOR AREA : 787 sq.ft. (73.1 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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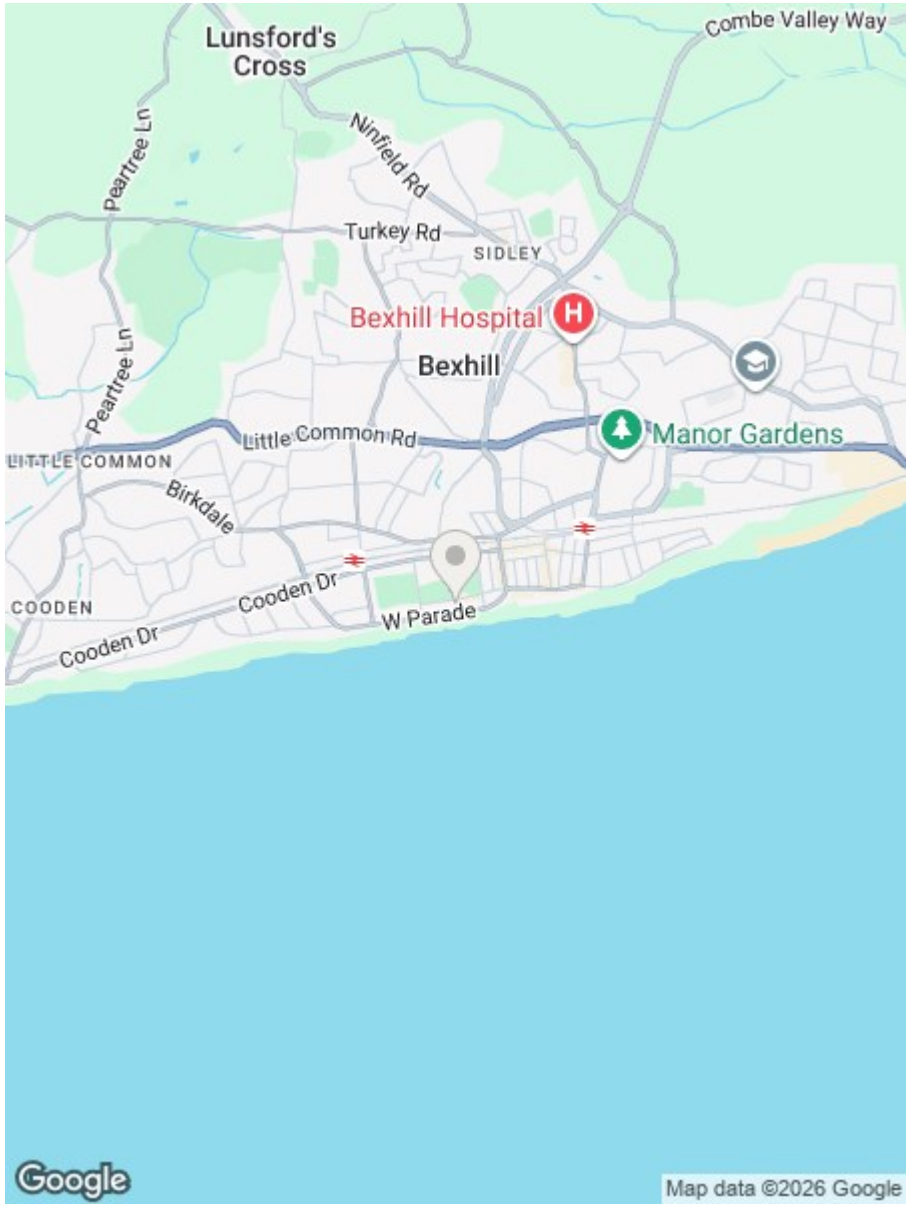

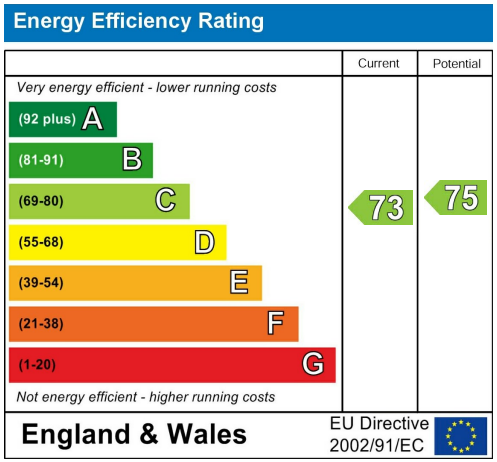

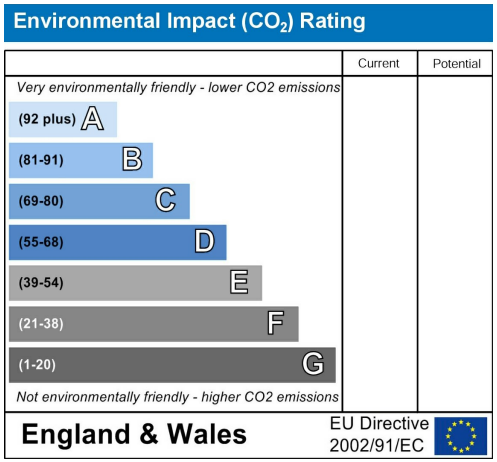

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