

**RUSH
WITT &
WILSON**



**Flat 14, Clock Tower Court Park Avenue, Bexhill-On-Sea, East Sussex TN39
3HP**

£239,950

Beautiful two bedroom first floor seafront apartment situated in this highly convenient location within a very short walking distance to Bexhill Town and Bexhill train station, situated along Bexhill's picturesque seafront. The apartment offers bright and spacious accommodation throughout, the property comprises two double bedrooms, modern fitted kitchen, large living dining room, sun balcony, modern shower room. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents. Council Tax Band C.



Communal Entrance Hall

With stairs and lift to first floor.

Private Entrance Hallway

With entrance door and entryphone system, radiator and store cupboard with hanging space and additional storage above.

Kitchen

10'11" x 9'2" (3.34m x 2.8m)

Modern fitted kitchen with range of matching wall and base level units with laminate straight edge worksurfaces, sink with drainer and mixer tap, integrated oven with four ring electric hob and extractor canopy above, space and plumbing for washing machine, space and plumbing for dishwasher and space and plumbing for fridge and freezer, double glazed window to the rear elevation. Gas central heating and newly installed gas central heating boiler.

Bedroom One

15'7" x 11'8" (4.75m x 3.57m)

With double glazed windows to the front elevation with beautiful sea views, radiator.

Bedroom Two

10'10" x 7'11" (3.32m x 2.43m)

Double glazed windows overlooking the rear aspect, radiator.

Living Room/Dining Room

18'11" x 12'0" (5.79m x 3.67m)

With double glazed windows overlooking the front aspect with glass panelled door giving access onto the sun balcony overlooking the easterly aspect with stunning views out towards Bexhill's picturesque seafront, double radiator.

Sun Balcony

With beautiful views towards the sea.

Bathroom

Modern suite comprising w.c. with low level flush, pedestal wash hand basin and mixer tap, walk-in shower cubicle with chrome wall mounted shower controls, with chrome shower attachment and chrome showerhead, recessed ceiling spotlights, chrome heated towel rail, obscure double glazed window overlooking the rear aspect, tiled walls.

Garage

With up and over door.

Lease & Maintenance

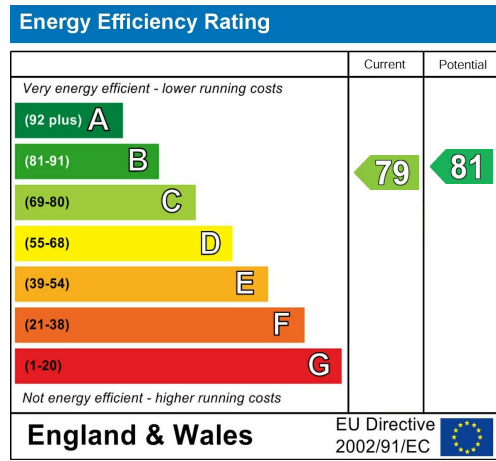
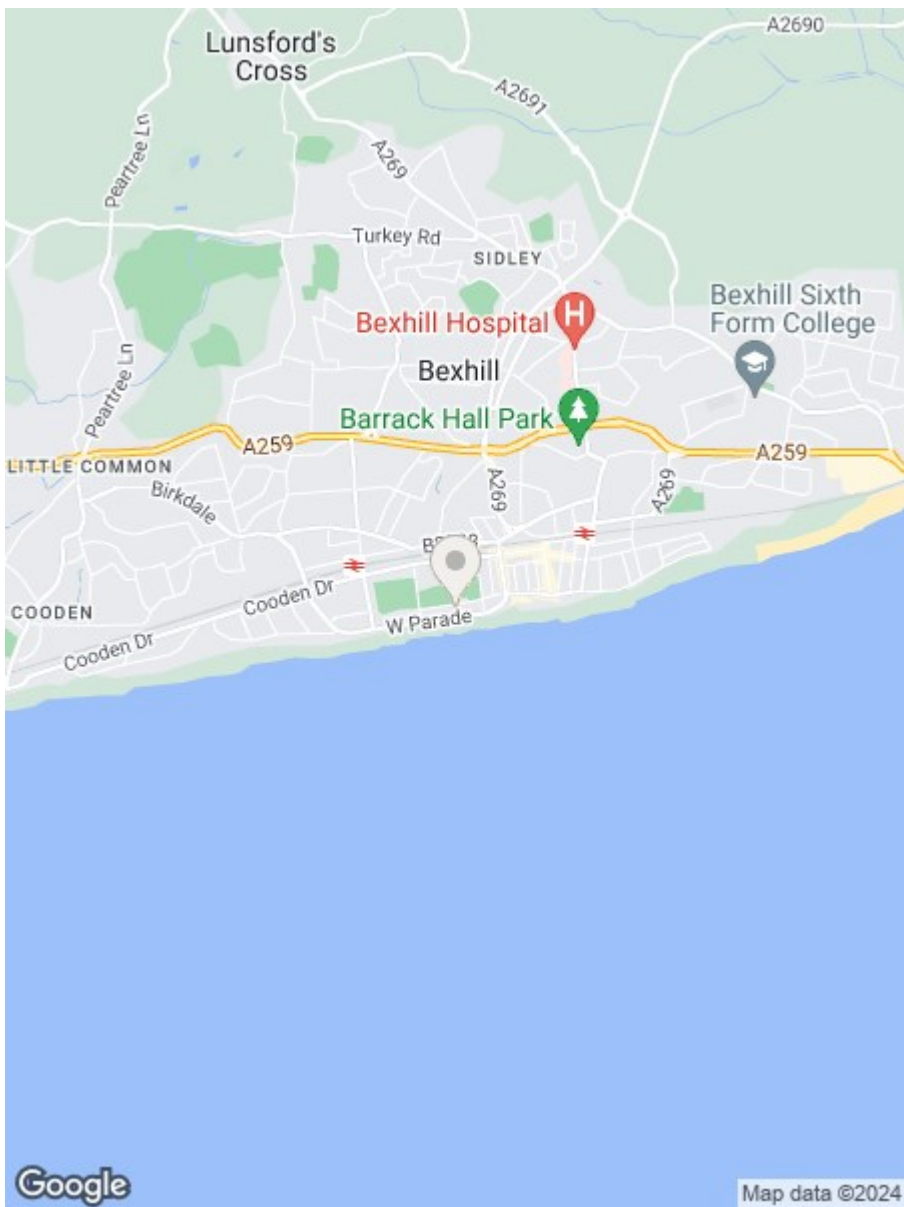
Remainder of 999 year lease, maintenance approx. £1500 payable half yearly.

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.







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