

**RUSH
WITT &
WILSON**



**The Sea House, 2 Herbrand Walk, Bexhill-On-Sea, East Sussex TN39 4BW
£415,000**

A stunning two double bedroom first floor seafront apartment with panoramic sea views, located in the highly sought after area of Cooden Beach Bexhill. Contemporary in design this beautiful apartment comes with modern kitchen/breakfast room, open plan living room spectacular sea views, en-suite to master bedroom, main bathroom, modern electric radiator heating, double glazed windows and doors, beautiful south facing sun balcony with sea views, private allocated parking space, share of freehold. Viewing comes highly recommended by RWW Bexhill.



Communal Entrance Hallway

With stairs to first floor.

Entrance Hall

Modern electric heater, entry phone system, large built in, double door cloaks cupboard, additional double door airing cupboard.

Open Plan Kitchen/Dining/Living Room

29'7 x 19'7 (9.02m x 5.97m)

Two modern wall mounted electric radiators, modern fitted kitchen comprising a range of high gloss finished cream base and wall units with laminate granite effect straight edge worktops, one and half bowl single drainer sink unit with mixer tap, integrated dishwasher, integrated double oven with grill, induction hob with brushed stainless steel splashback and matching extractor canopy with light, built in fridge and freezer, built in washing machine, concealed under wall unit lighting. The dining room and living room area have spectacular sea views, patio doors lead out onto a south facing sun balcony, with decked area and glass frontage.

Bedroom One

14'4 x 15'10 (4.37m x 4.83m)

Window to rear elevation, modern wall mounted electric radiator, two large double door built in wardrobe cupboards.

En-Suite

Contemporary suite comprising wall mounted circular wash hand basin with mixer tap, wc with low level flush, walk in sliding door chrome shower unit with controls and shower head, chrome heated towel rail, half height wall tiling, mirror.

Bedroom Two

13'9 x 11'2 (4.19m x 3.40m)

Window to rear elevation, modern wall mounted electric radiator, built in double door wardrobe.

Bathroom

Contemporary suite comprising wall mounted circular wash hand basin with mixer tap, wc with low level flush, panelled bath with hand shower attachment, half height wall tiling, chrome heated towel rail.

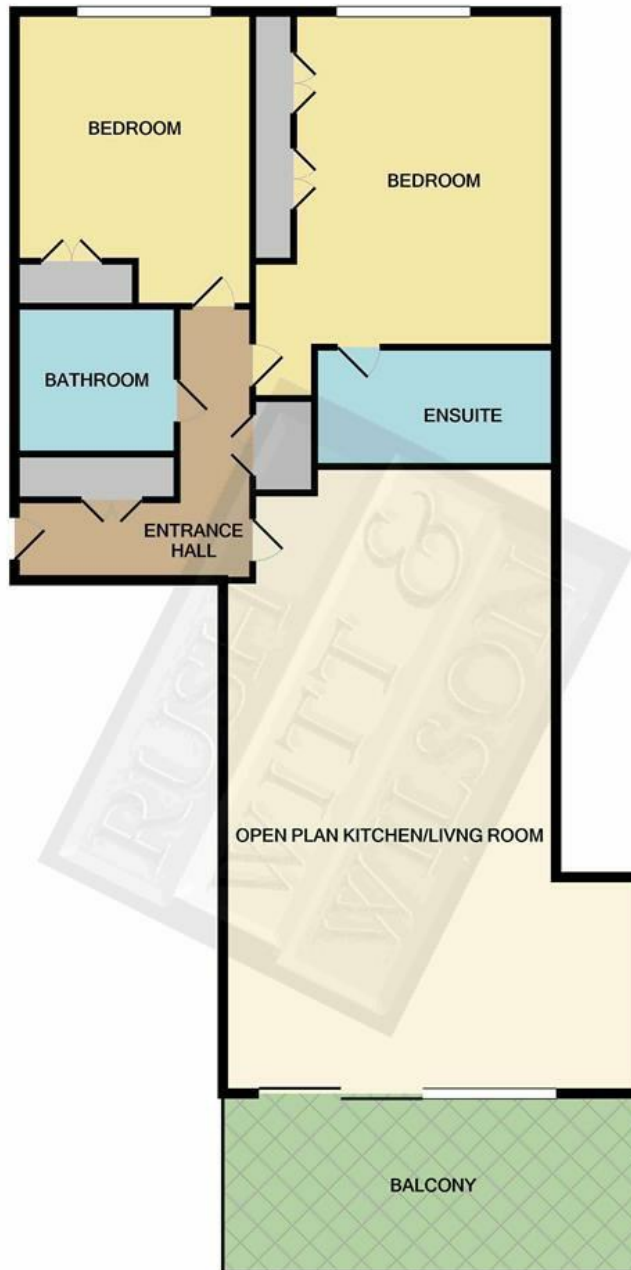
Service And Maintenance

1/15th share of Freehold. Lease 125 years from 2008: Service charge approx. £2000 per annum.

Agents Note

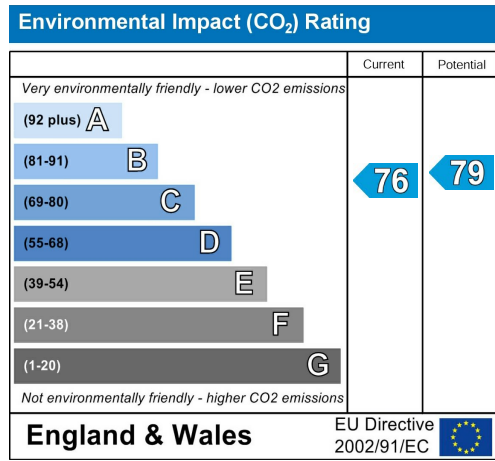
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 1113 SQ.FT. (103.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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