

RUSH
WITT &
WILSON



Flat 12, Clock Tower Court Park Avenue, Bexhill-On-Sea, TN39 3HP
£249,000

An extremely well presented two bedroom ground floor seafront apartment, situated within a stones throw of Bexhill's picturesque seafront and a very short walking distance to Bexhill town centre with its wide range of amenities and Bexhill train station offering direct links to London, Victoria, Ashford International and Gatwick airport. Internally the property comprises of a stunning newly fitted kitchen, living/dining room, two double bedrooms and modern bathroom suite. Other benefits include gas central heating to radiators, double glazed windows and doors throughout and stunning sea views. Viewing comes highly recommended by Rush Witt & Wilson, Bexhill.



Communal Entrance Hallway

Ground Floor Private Hallway

Entrance door, entry-phone system, radiator, storage cupboard.

Kitchen

11'5 x 9'3 (3.48m x 2.82m)

Double glazed window to the rear elevation, modern fitted kitchen with a range of wall and base level units, laminate straight edge worktop surfaces, one and a half bowl sink with drainer and mixer tap, integrated electric oven, four ring gas hob with extractor canopy above, integrated fridge and freezer, gas central heating boiler.

Living Room

19'2 x 11'8 (5.84m x 3.56m)

Double glazed windows to the front elevation with beautiful views towards the sea and door leading onto the sun balcony, radiator.

Sun Balcony

Suitable for alfresco dining with stunning views towards the seafront.

Bedroom One

15'1 x 11'7 (4.60m x 3.53m)

Double glazed windows to the front elevation with stunning sea views, radiator.

Bedroom Two

11'2 x 8' (3.40m x 2.44m)

Double glazed window to the rear elevation, radiator.

Bathroom

Obscured double glazed window to the rear elevation, modern suite comprising wc with low level flush, vanity unit and wash hand basin and mixer tap, P-shaped panelled bath with chrome mixer tap, additional wall mounted shower controls, chrome shower attachment and shower head, chrome heated towel rail, tiled flooring, part tiled walls.

Outside

Garage

Lease & Maintenance

933 years remaining on the lease.

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.

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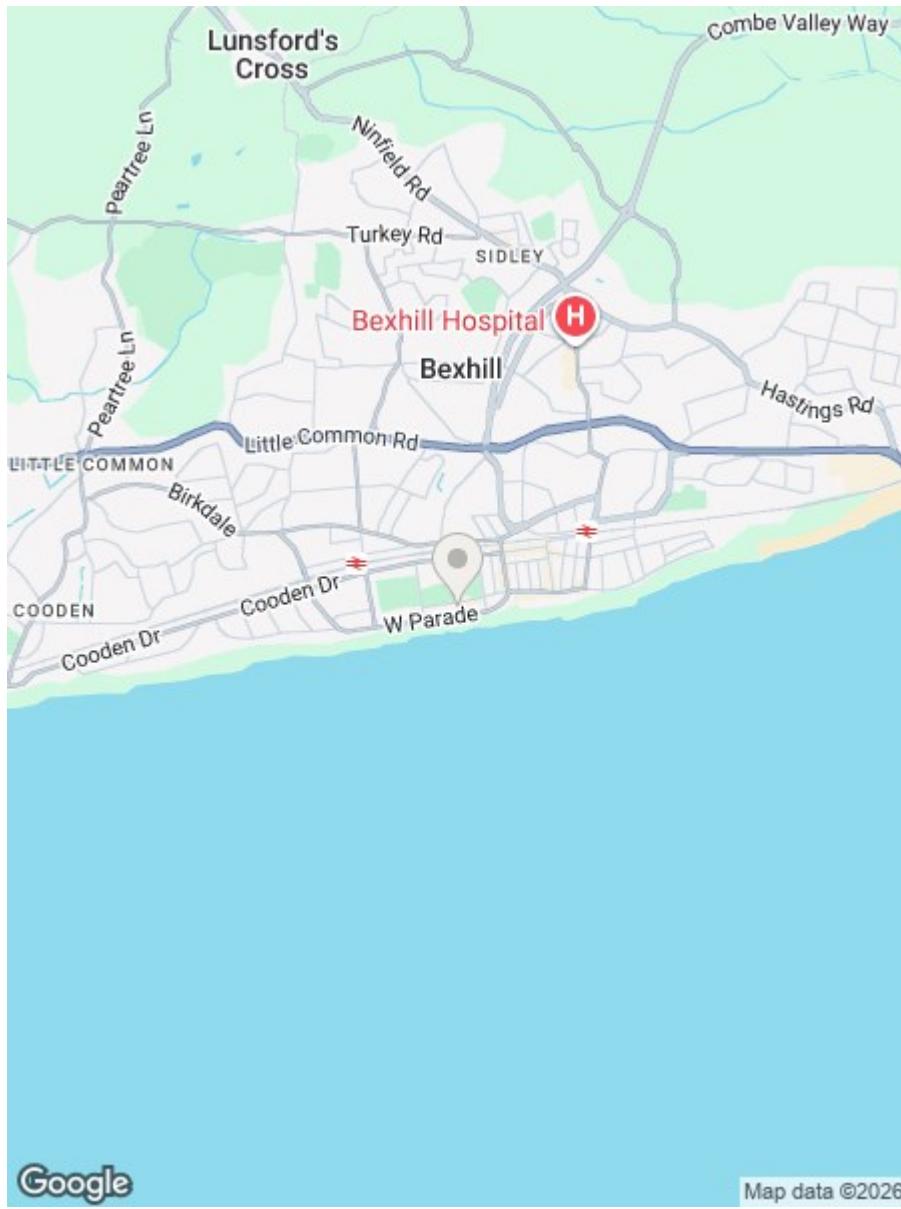


GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.9 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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**RUSH
WITT &
WILSON**

Residential Estate Agents
Lettings & Property Management



3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH

Tel: 01424 225588

bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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